

APPRAISAL REPORT
of
SAN FRANCISCO
REDEVELOPMENT AREA A-2
WESTERN ADDITION

VOLUME 3

PREPARED BY:

MAURY HOLMES

49747
7

685
V.3

676
V.1

BUCHANAN

686
V.3

675
V.1

POST

LAGUNA

SUTTER

BUSH

687
V.3

674
V.1

OCTAVIA

688
V.3

673
V.1

1976



688
W.3

673
W.1

GOUGH

689
W.3

674
W.1

FRANKLIN

POST

GEARY

BUSH

690
W.3

674
W.1

VAN NESS

BLOCK 685

BLOCK 685

	NAME	LAND	IMPS.	TOTAL
-2	Pansy Harris et al	\$ 9,000	\$ 5,500	\$ 14,500
-3,-4	Katsuyo Nakagawa	18,000	14,000	32,000
-5	Whiteney Robinson	9,000	8,500	17,500
-6	James W. Morse	9,000	11,500	20,500
-7	Bennie Ray House	9,500	8,500	18,000
-8	Sadie Malone	10,500	9,500	20,000
-9	Western Title Ins. Co.	30,000	63,000	93,000
-10	A. Boyd Puccinelli	10,500	13,500	24,000
-11	Wesley Whitehead	46,000	4,000	50,000
-12	Queen Adah Grand Chapter O.E.S., a corp.	25,000	30,000	55,000
-13	J.S. Pough	58,500	31,500	90,000
-14	Toms Inv.Co., a corp.	11,000	15,500	26,500
-15	Aaron L. Rubino	11,000	14,500	25,500
-16	Toms Inv. Co., a corp.	11,500	14,000	25,500
-17	Leo Hubbard	14,000	17,000	31,000
-18	Apolonio Manis	13,000	15,000	28,000
-19	Jules H. Richard	13,000	16,000	29,000
-20	Tomoe Hata Ino	11,500	16,000	27,500
-21	Wesley Whitehead	11,500	16,000	27,500
-22	Meldora Lyles	14,000	17,000	31,000
-23	May Stubblefield	11,000	16,000	27,000
-24	Haru Suwada	11,000	17,500	28,500
-25	Ernestine V. Porter	12,500	15,000	27,500
-26	Dudley Porter	15,500	12,000	27,500
-27	Mary V. Tenner	20,000	6,000	26,000
-28	Jerusalem Church of God in Christ	30,000	7,000	37,000
-29	Elizabeth C. Henzel	20,000	2,500	22,500
-30	Wallace C. Hamilton	17,000	2,500	19,500
-31	Nobutaro Nishino	15,500	2,000	17,500
-32	The Iloilo Circle	15,500	2,000	17,500
		\$513,500	\$423,000	\$936,500



APPRAISAL

11-31

OWNER: Pansy Harris et al
PROPERTY ADDRESS: 1743 Buchanan Street

PARCEL NO. 685-2
DATE ACQ:

OWNER'S ADDRESS: 1743 Buchanan Street

IRS:
CONSID:
BEST USE: Com.

ZONING: C-2 PRESENT USE: Single family

ASSESSED VALUE: Land \$ 1,070.00
Imps. 350.00
\$ 1,420.00

TAXES: \$ 118.00

LAND: DIMENSION 22.5 x 87.5 = 1,969 ✓

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 70 ±

2 st. single family dwelling.

SUMMATION APPROACH:

Rounded to

Land 1,969 s.f. @ \$4.5/±
Improvements 1,872 s.f. @ 3.00

\$ 9,000
5,616
14,616

\$14,600

MARKET COMPARISON:

Sales Most Comparable 677-33; 681-33
1,969 s.f. @ \$ 7.30

\$ 14,374

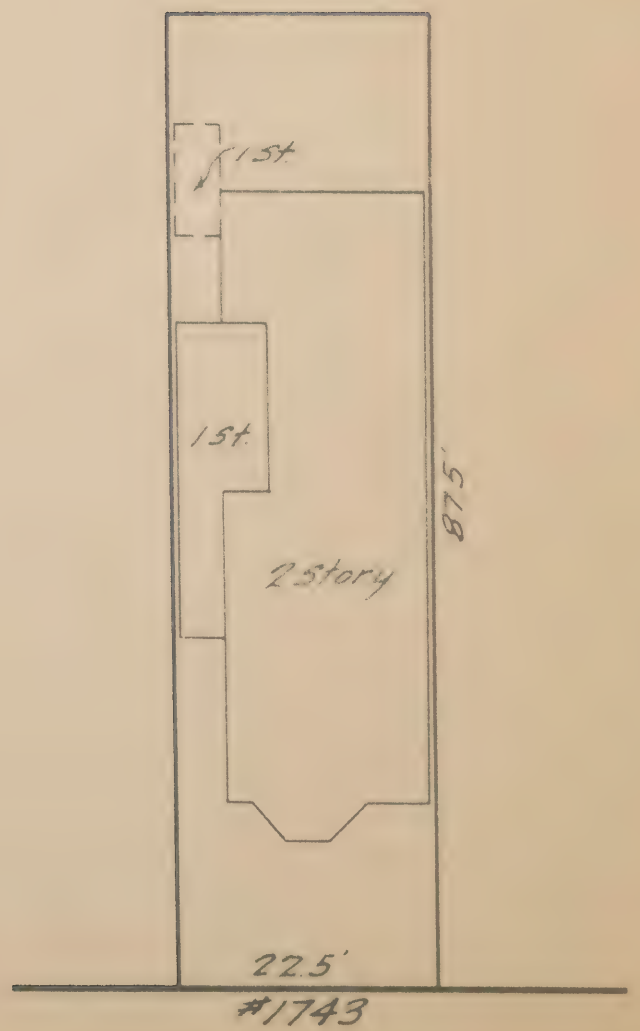
14,400

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND \$ 9,000
IMPROVEMENTS 5,500

MARKET VALUE OF PROPERTY \$ 14,500



BUCHANAN STREET



APPRAISAL

11-30

OWNER: Katsuyo Nakagawa
 PROPERTY ADDRESS: 1739 Buchanan Street (3)
 1735 Buchanan Street (4)
 OWNER'S ADDRESS: 1739 Buchanan Street

PARCEL NO. 685-3,-4
 DATE ACQ: 10-15-59

IRS: No
 CONSID: NS
 BEST USE: Com.

ZONING: C-2
 PRESENT USE: Single family and flats

ASSESSED VALUE: Land \$ 2,140.00
 Imps. 1,600.00
 \$ 3,740.00

TAXES: \$ 322.84

LAND: DIMENSION 45 x 87.5 = 3,938

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 70 ±

- (3) 2 st. single family dwelling with bsmt. garage.
- (4) 2 st. single family dwelling converted to 2 flats with bsmt. apt.

SUMMATION APPROACH:

Rounded to

Land 3,938 s.f. @ \$4.57± \$ 18,000 ✓

Improvements

(3) 1,646 s.f. @ \$3.50 \$5,761 ✓

(4) 2,358 s.f. @ 3.40 8,017 ✓

13,778
 31,778

\$31,800

MARKET COMPARISON: (3) 677-33; 681-33

Sales Most Comparable (4) 665-19; 675-23

3,938 s.f. @ \$ 8.20

\$ 32,292 ✓

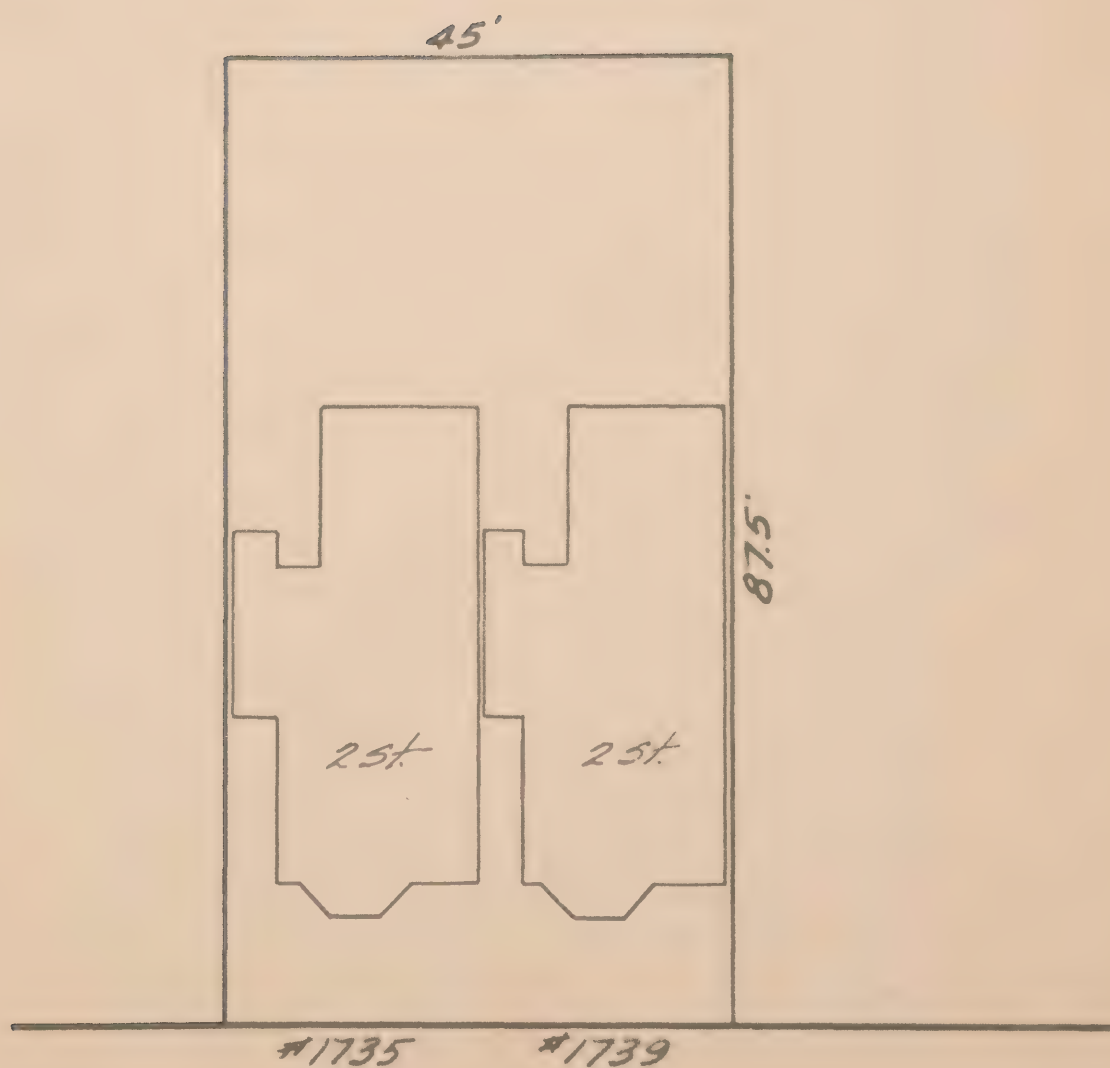
32,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Single	Owner		100	
2-3 @ \$65			130	
1-3 @ \$80			80	
			310 x 105 =	
			32,550 ✓	32,600

LAND \$ 18,000
 IMPROVEMENTS 14,000

MARKET VALUE OF PROPERTY \$ 32,000



BUCHANAN STREET



APPRAISAL

11-29

OWNER: Whitney Robinson et ux
PROPERTY ADDRESS: 1729-31 Buchanan Street

PARCEL NO. 685-5
DATE ACQ: 12-7-53

OWNER'S ADDRESS: 2441 Post Street

IRS: \$13.20
CONSID: NS
BEST USE: Com.

ZONING: C-2

PRESENT USE: Store & flat

ASSESSED VALUE: Land \$ 1,180.00
Imps. 1,600.00
\$ 2,780.00

TAXES: \$ 231.02

LAND: DIMENSION 22.5 x 87.5 = 1,969 s.f. ✓

IMPROVEMENTS: Condition Fair Effective Age 60 ±

2 st. fr., 1-4 rm. store on 1st flr. and 1-5 rm. flat on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	1,969 s.f. @ \$4.57±	\$9,000 ✓	
Improvements	2,075 s.f. @ 3.80	\$7,885 ✓	
Built-in cafe fixtures		500	
		8,385	
		<u>17,385</u>	\$17,400

MARKET COMPARISON:

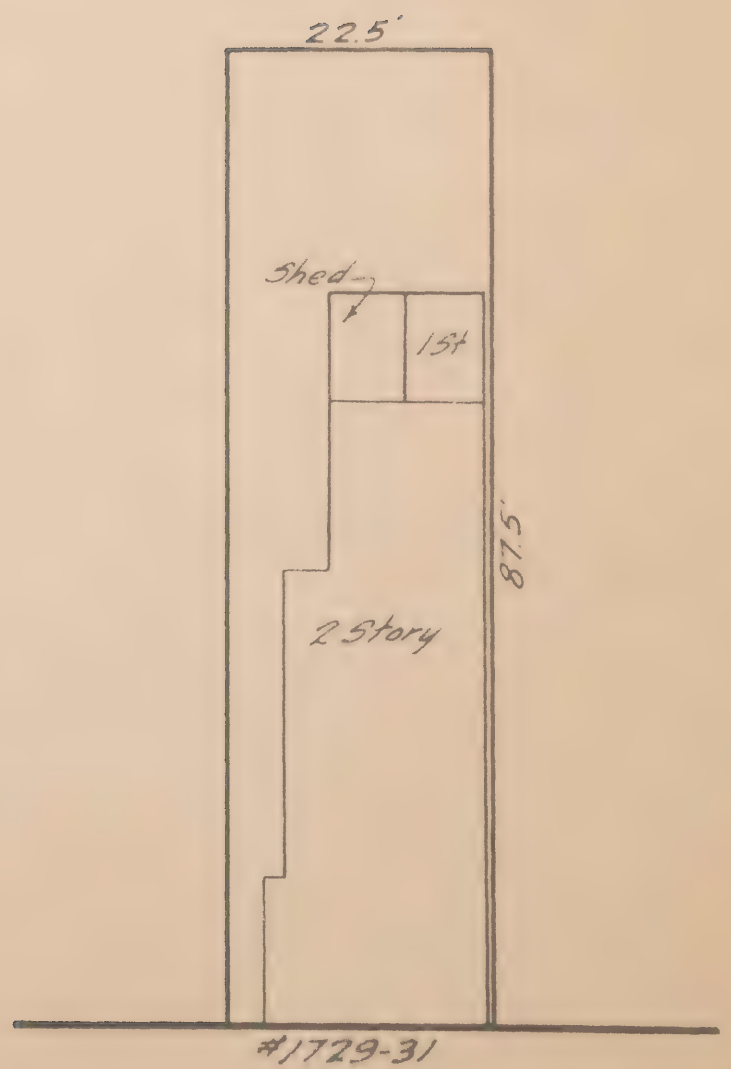
Sales Most Comparable	686-5		
1,969 s.f. @ \$	9.00	\$ 17,721 ✓	17,700

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store	100		100	
1-5 rm.	70		75	
			<u>175</u> x 100	17,500

LAND	\$ 9,000
IMPROVEMENTS	8,500
	<u>17,500</u>

MARKET VALUE OF PROPERTY \$ 17,500



BUCHANAN STREET



APPRAISAL

11-28

OWNER: James W. Morse
PROPERTY ADDRESS: 1725-27 Buchanan Street

PARCEL NO. 685-6
DATE ACQ: 3-11-54

OWNER'S ADDRESS: 1725 Buchanan Street

IRS: No
CONSID: NS
BEST USE: Com.

ZONING: C-2 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,070.00
Imps. 1,550.00
\$ 2,620.00

TAXES: \$ 145.42

LAND: DIMENSION 22.5 x 87.5 = 1,969 ✓

s. f.

IMPROVEMENTS: Condition Good

Effective Age 60 ±

2 st. flats ea. with 7 rooms.

SUMMATION APPROACH:

Rounded to

Land	1,969 s.f. @ \$4.57±	\$ 9,000 ✓	
Improvements	3,220 s.f. @ 3.50	11,270 ✓	
		<u>20,270</u>	\$20,300

MARKET COMPARISON:

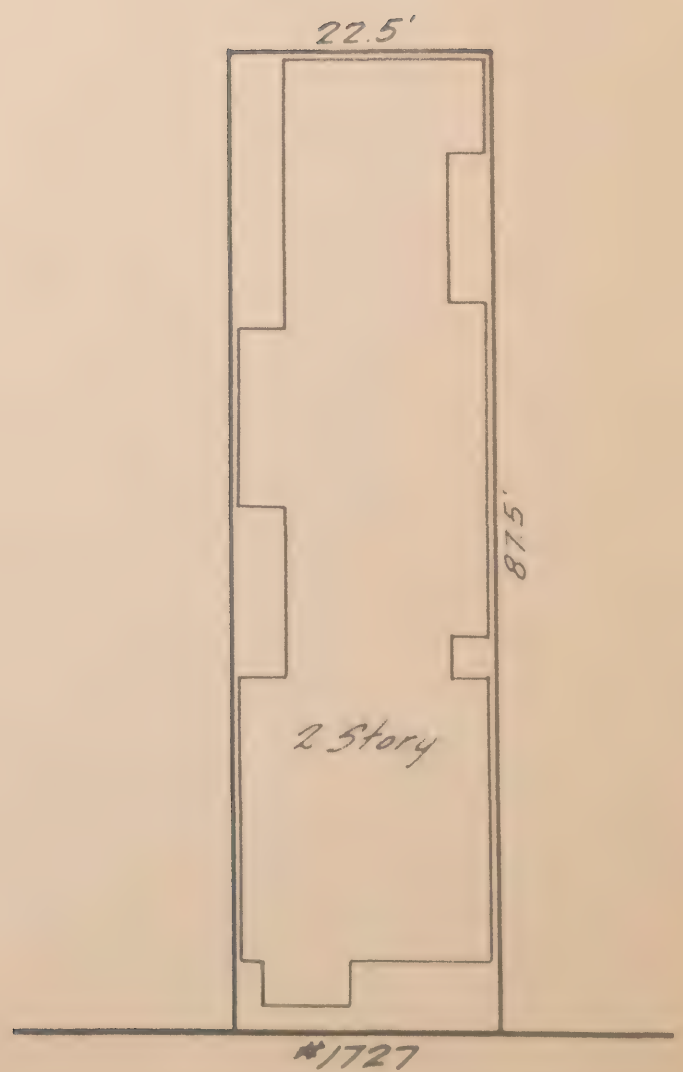
Sales Most Comparable	686-14; 686-5		
	1,969 s.f. @ \$ 10.40	\$ 20,478 ✓	20,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-7	Owner		100	
1-7	70		100	
			<u>200</u> × 100	20,000

LAND	\$ 9,000
IMPROVEMENTS	<u>11,500</u>

MARKET VALUE OF PROPERTY \$ 20,500



BUCHANAN STREET



APPRAISAL

11-27

OWNER: Bennie Ray House
 PROPERTY ADDRESS: 1721-23 Buchanan Street
 OWNER'S ADDRESS: 1723 Buchanan Street
 ZONING: C-2 PRESENT USE: Flats

PARCEL NO. 685-7
 DATE ACQ: 12-21-44
 IRS: \$6.60
 CONSID: NS
 BEST USE: Com.

ASSESSED VALUE: Land \$ 1,090.00
 Imps. 1,550.00
 \$ 2,640.00

TAXES: \$ 219.38

LAND: DIMENSION 22.5 x 92.5 = 2,081 s.f.

IMPROVEMENTS: Condition Poor Effective Age 70 ±

2 st. flats, 1st flr. 5 rms., 2nd flr. 6 rms.

SUMMATION APPROACH:

Rounded to

Land	2,081 s.f. @ \$4.57+	\$ 9,500	
Improvements	3,102 s.f. @ 2.80	8,686	
		<u>18,186</u>	\$18,200

MARKET COMPARISON:

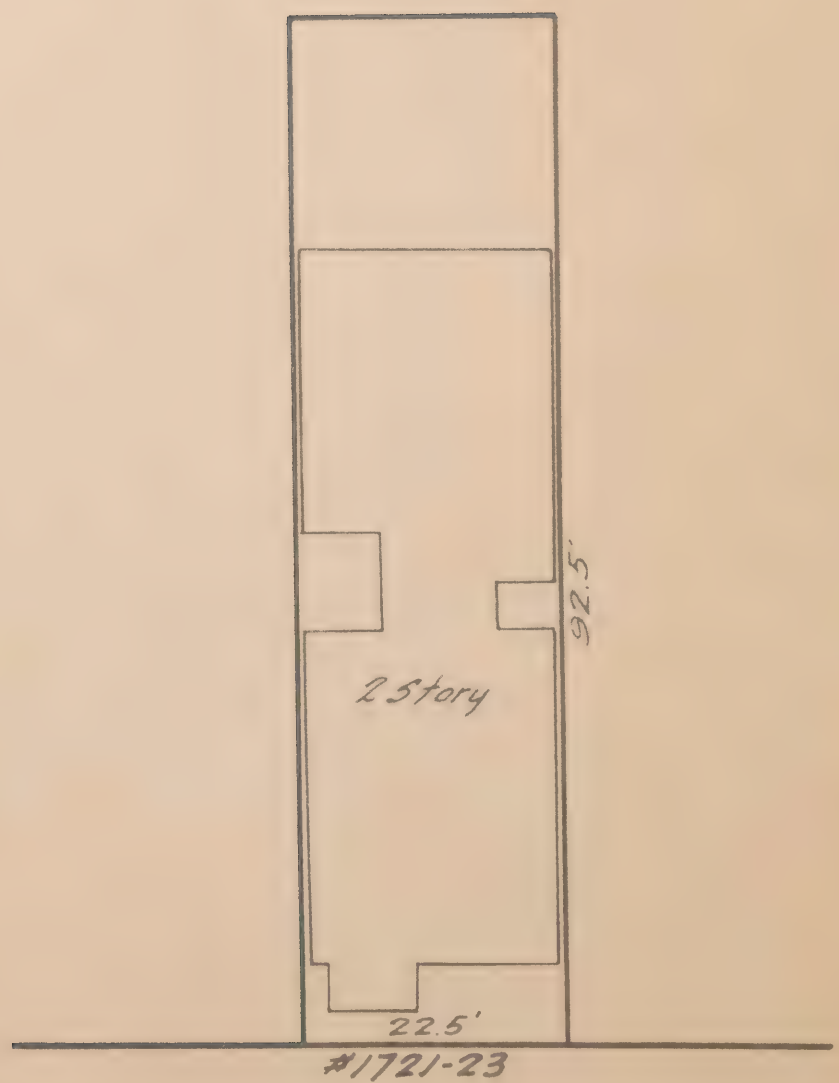
Sales Most Comparable 686-5; 675-23
 2,081 s.f. @ \$ 8.80 \$ 18,313 ✓ 18,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-5	Owner		85	
1-6	Owner		90	
			<u>175</u>	
			x 105 =	
			18,375	18,400

LAND \$ 9,500
 IMPROVEMENTS 8,500

MARKET VALUE OF PROPERTY \$ 18,000



BUCHANAN STREET



APPRAISAL

11-26

OWNER: Sadie Malone
PROPERTY ADDRESS: 1719 Buchanan Street

PARCEL NO. 685-8
DATE ACQ: 12-15-45

OWNER'S ADDRESS: 1719 A Buchanan Street

IRS:
CONSID: NS
BEST USE: Com.

ZONING: C-2

PRESENT USE: Store & flats

ASSESSED VALUE: Land \$ 1,330.00
Imps. 2,050.00
\$ 3,380.00

TAXES: \$ 280.88

LAND: DIMENSION Irregular = 2,306

s. f.

IMPROVEMENTS: Condition Fair-to-good

Effective Age 60

3 st. fr., 3 rm. cafe on 1st flr. and 3 rm. flats on 2nd & 3rd flr.

SUMMATION APPROACH:

Rounded to

Land	2,306 s.f. @ \$4.55+	\$ 10,500 ✓	
Improvements	2,530 s.f. @ 3.80	9,614 ✓	
		<u>20,114</u>	\$20,100

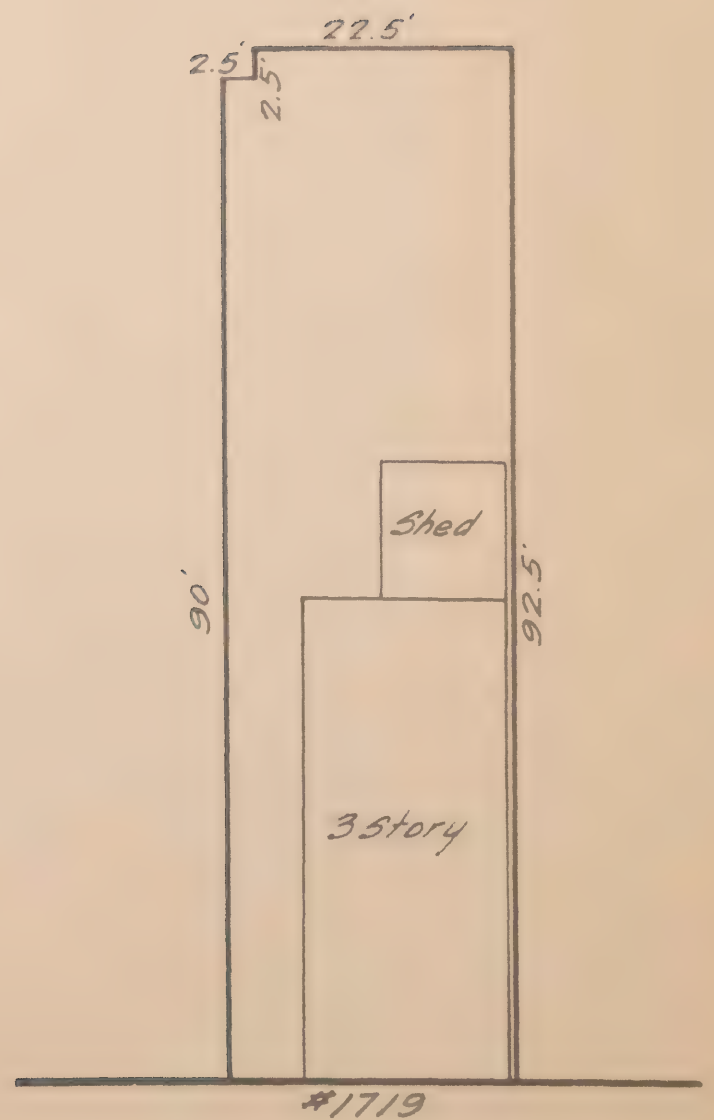
MARKET COMPARISON:

Sales Most Comparable	686-14		
2,306	s. f. @ \$ 8.70	\$ 20,062 ✓	20,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-store	?		70	
2-3	Owner		130	
			<u>200</u> x 100	20,000

LAND	\$ 10,500
IMPROVEMENTS	9,500
	<u>20,000</u>
MARKET VALUE OF PROPERTY	\$ 20,000



BUCHANAN STREET



APPRAISAL

11-25

OWNER: Western Title Ins. Co.

PARCEL NO.

685-9

PROPERTY ADDRESS: 1700 Post & 1701-15 Buchanan

DATE ACQ:

3-23-54

OWNER'S ADDRESS: 240 Van Ness

IRS: No

CONSID: NS

ZONING: C-2

PRESENT USE: Store & apts.

BEST USE: Same

ASSESSED VALUE: Land \$ 4,610.00

Imps. 9,100.00

\$ 13,710.00

TAXES: \$ 1,139.30

LAND: DIMENSION 65 x 90 = 5,850 ✓

s.f.

IMPROVEMENTS: Condition Fair-to-good

Effective Age 60

3 st. fr., 6 stores on 1st flr. and 1 store on the mezz.
2nd and 3rd flrs. have 5-6 rm. apts. ea. with 3 rms. on
the 2nd and 3 rms. on the 3rd flr.

SUMMATION APPROACH:

Rounded to

Land 5,850 s.f. @ \$5.13±

\$ 30,000 ✓

Improvements 15,660 s.f. @ 4.00

62,640 ✓

92,640

\$92,600

MARKET COMPARISON:

Sales Most Comparable

5,850 s.f. @ \$ 16.00

\$

93,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-store	100		100
2-stores	185		185
4-stores	325		325
5-6 rms.	100 ea.		500
			1,110 x 84 =
			93,240 ✓

93,200

LAND

IMPROVEMENTS

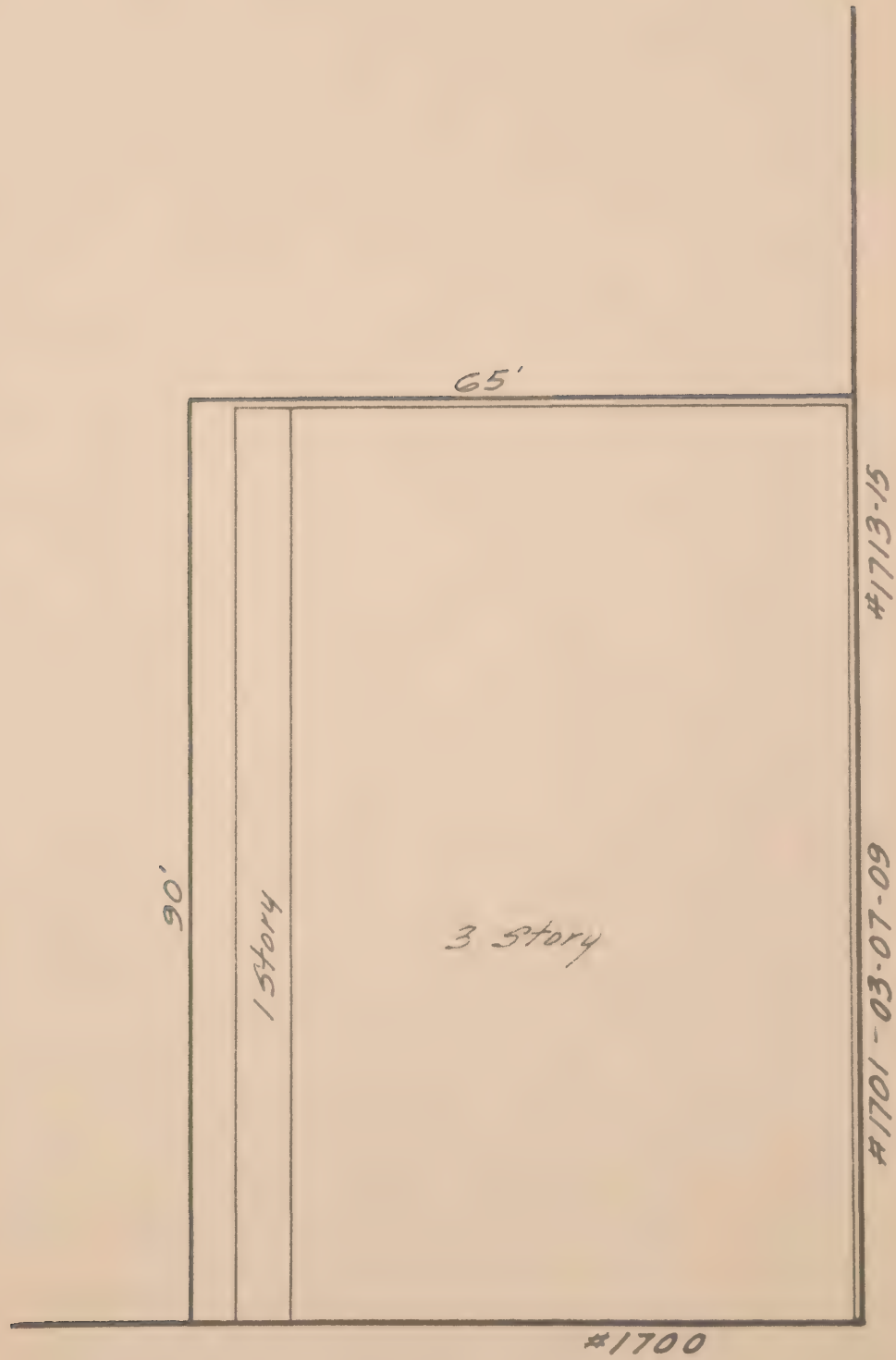
\$

30,000

63,000

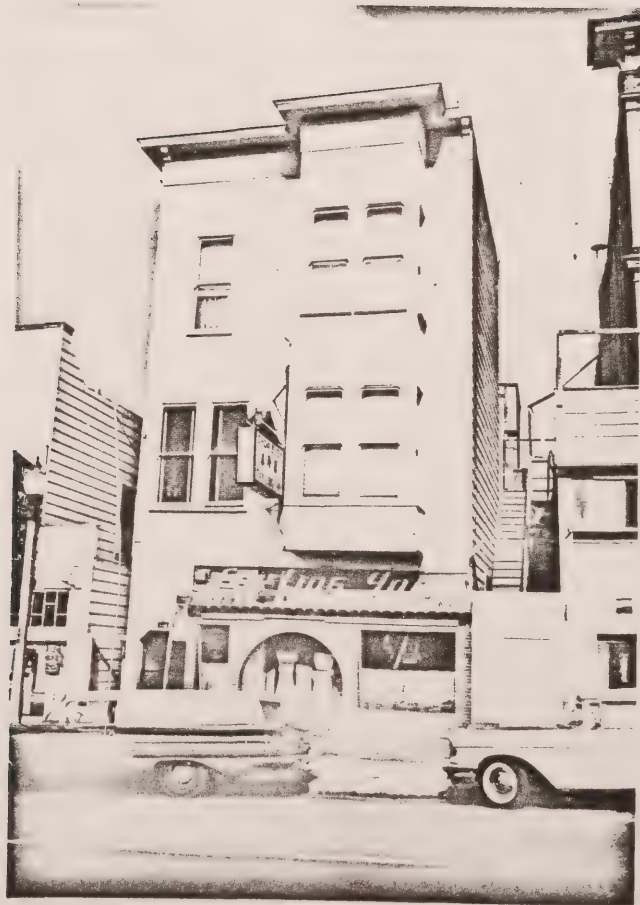
MARKET VALUE OF PROPERTY \$

93,000



POST STREET

BUCHANAN STREET



APPRAISAL

11-24

OWNER: A. Boyd Puccinelli
PROPERTY ADDRESS: 1716-2G Post Street

PARCEL NO. 685-10
DATE ACQ: 4-22-49

OWNER'S ADDRESS: 3040 23rd Ave.

IRS: No
CONSID: NS
BEST USE: Same

ZONING: C-2

PRESENT USE: Apt. & Com.

ASSESSED VALUE: Land \$ 1,440.00
Imps. 2,650.00
\$ 4,090.00

TAXES: \$ 339.88

LAND: DIMENSION 25 x 90 = 2,250 ✓

s. f.

IMPROVEMENTS: Condition Fair-to-poor

Effective Age 70 ±

3 st. bldg. with store on 1st flr., 5-rm. apts. ea. on 2nd and 3rd flr.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.67+	\$ 10,500 ✓	
Improvements	4,664 s.f. @ 2.80	\$13,059 ✓	
Built-in restaurant fixtures		400	
		<u>13,459.</u>	
		23,959.	\$24,000

MARKET COMPARISON:

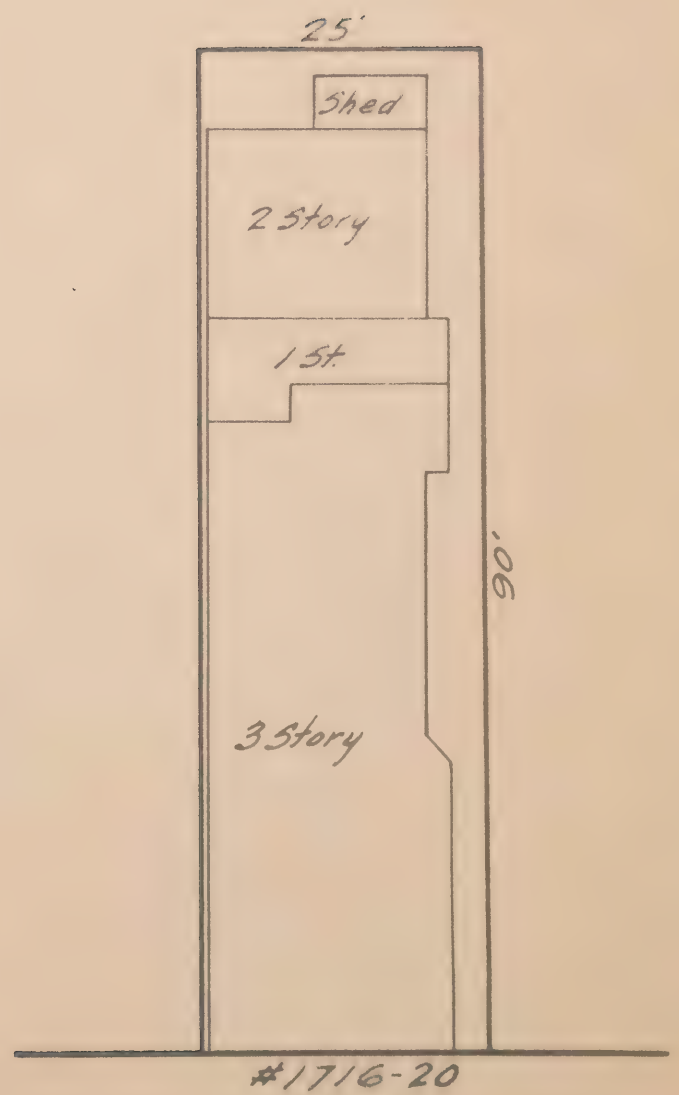
Sales Most Comparable	686-14		
2,250	s.f. @ \$ 10.60	\$ 23,850 ✓	23,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-store	150		150	
1-5 rm.	50		50	
1-7 rm.	70		70	
			<u>270</u> x 90	24,300 ✓

LAND	\$ 10,500
IMPROVEMENTS	13,500
	<hr/>

MARKET VALUE OF PROPERTY \$ 24,000



POST STREET



APPRAISAL

11-23

OWNER: Wesley Whitehead
PROPERTY ADDRESS: 1732-40 Post Street

PARCEL NO. 685-11
DATE ACQ: 1-28-60

OWNER'S ADDRESS: 1649 Webster Street

IRS: \$45.10
CONSID: NS
BEST USE: Con. & apts.

ZONING: C-2 PRESENT USE: Stores

ASSESSED VALUE: Land \$ 5,040.00
 Impe. 6,000.00
 \$ 11,040.00

TAXES: \$ 917.42

LAND: DIMENSION Irregular - 10,200

IMPROVEMENTS: Condition Fair-to-poor Effective Age 70 ±

2 st. str. with stores on 1st flr. in fair condition. 2nd flr.
has 40 hotel rooms (not in use) in poor condition.

SUMMATION APPROACH:

Rounded to

Land	10,200 s.f. @ \$4.51±	\$ 46,000	
Improvements	9,686 s.f. @ 0.50	4,843	
		<u>50,843</u>	\$50,800

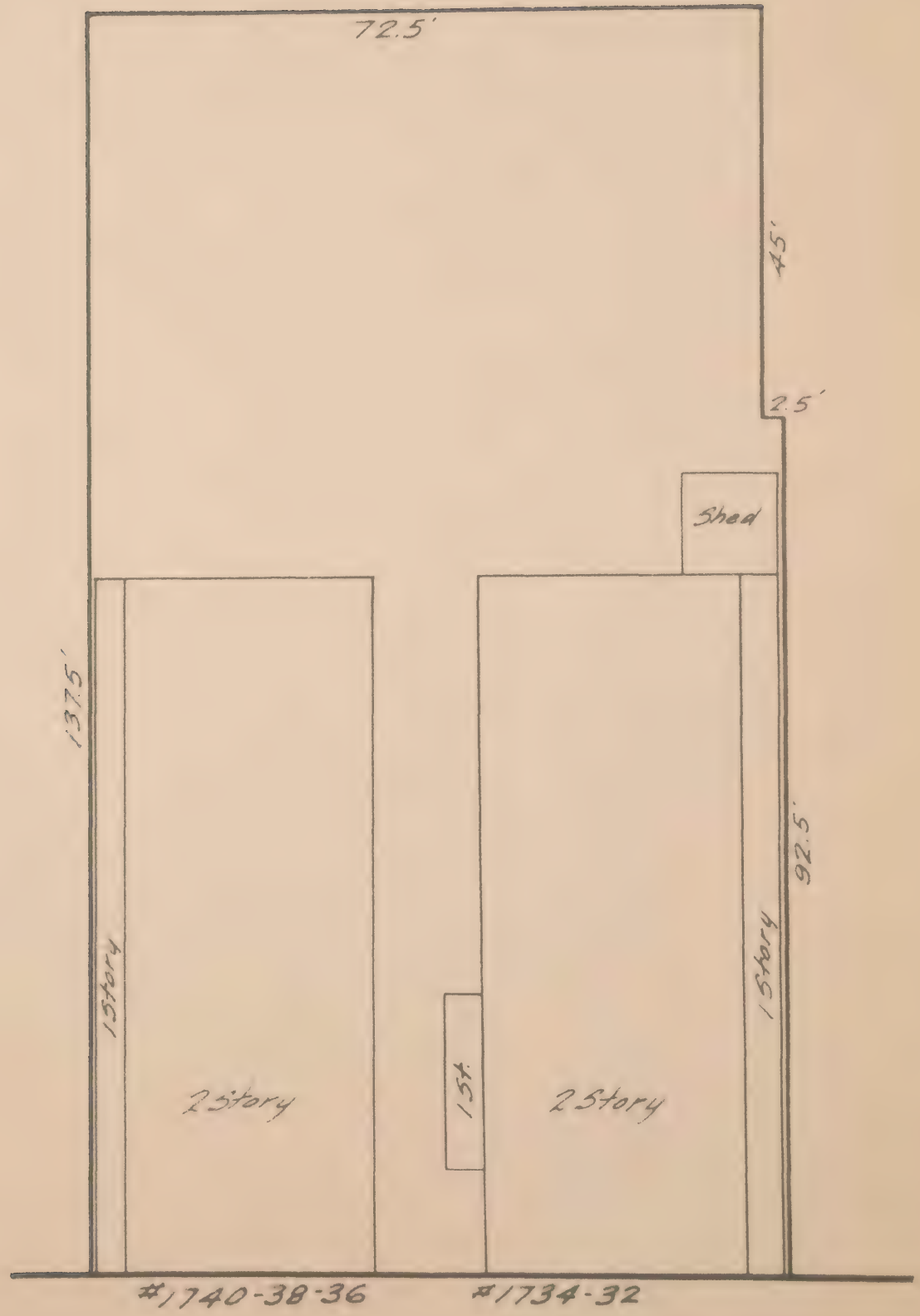
MARKET COMPARISON:

Sales Most Comparable	674-7; 674-8; 771-1		
	10,200 s.f. @ \$ 4.90	\$ 49,980	50,000

INCOME APPROACH: Not applicable

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
\$		\$	\$

LAND	\$ 46,000
IMPROVEMENTS	<u>4,000</u>
MARKET VALUE OF PROPERTY	\$ 50,000



POST STREET



APPRAISAL

11-22

OWNER: Queen Adah Grand Chapter O.E.S., a corp. PARCEL NO. 685-12
 PROPERTY ADDRESS: 1746 Post Street DATE ACQ: 1-9-57

OWNER'S ADDRESS: 1739 Fillmore IRS: \$5.50
 ZONING: C-2 PRESENT USE: Youth Center CONSID: N.S.
 BEST USE: Same

ASSESSED VALUE: Land \$ 2,735.00
 Imps. 5,000.00
 \$ 7,735.00 TAXES: \$ 642.78

LAND: DIMENSION 40.5 x 137.5 = 5,569 s.f.

IMPROVEMENTS: Condition Fair Effective Age 50

2 st. fr. str. with gym, basketball court, showers & kitchen in the bsmt. The 1st flr. has an office, lobby, lounge, kitchen, dining rm. and meeting hall. The 2nd flr. contains 2 meeting halls, 2 bedrooms, office, kitchen, bath and locker room.

SUMMATION APPROACH:

Rounded to

Land	5,569 s.f. @ \$4.49+	\$ 25,000	
Improvements	13,446 s.f. @ 2.30+	30,923	
		55,923	\$55,900

MARKET COMPARISON:

Sales Most Comparable

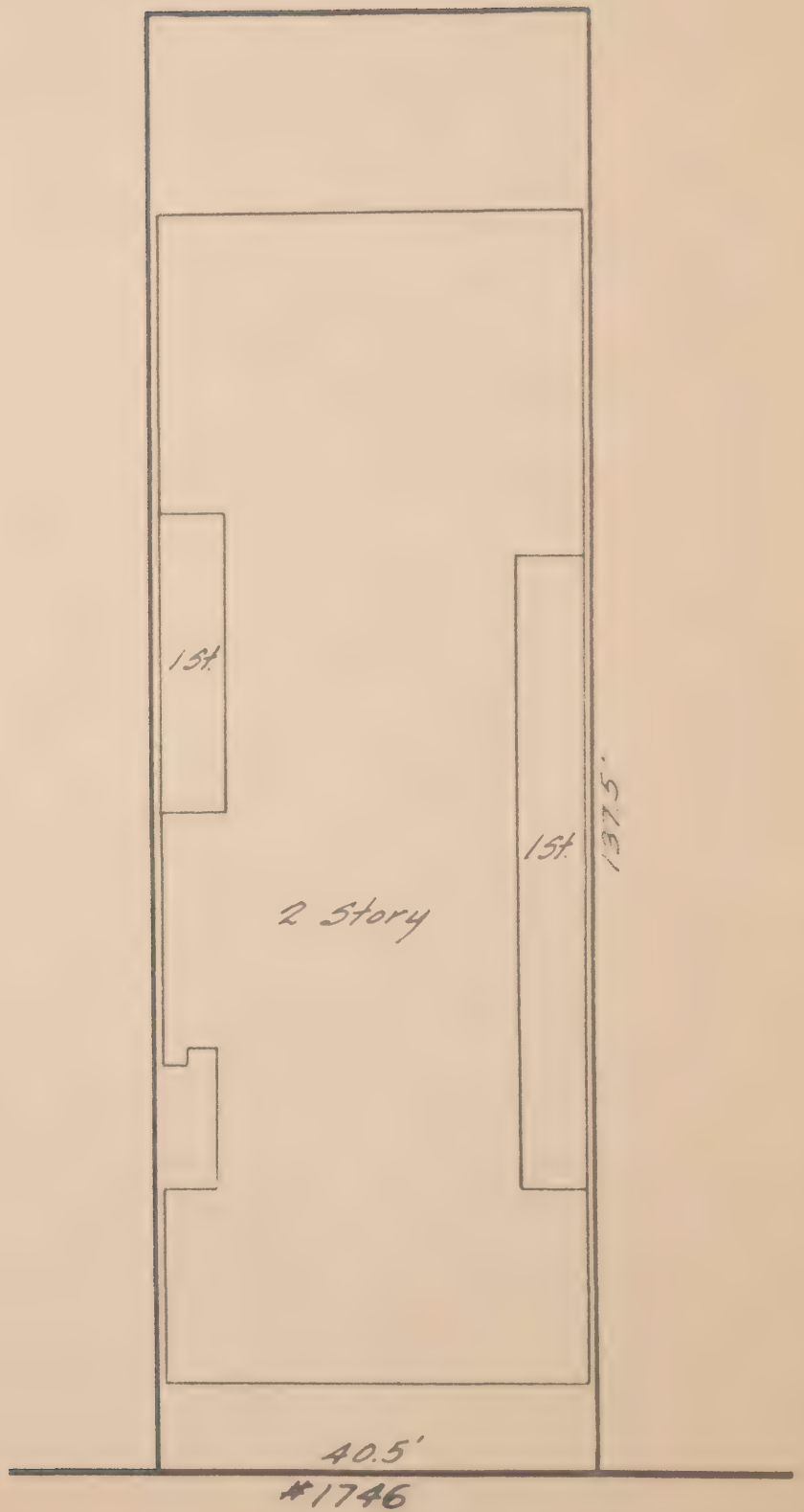
5,569	s.f. @ \$ 10.00	\$ 55,690	55,700
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INCOME APPROACH: Not applicable

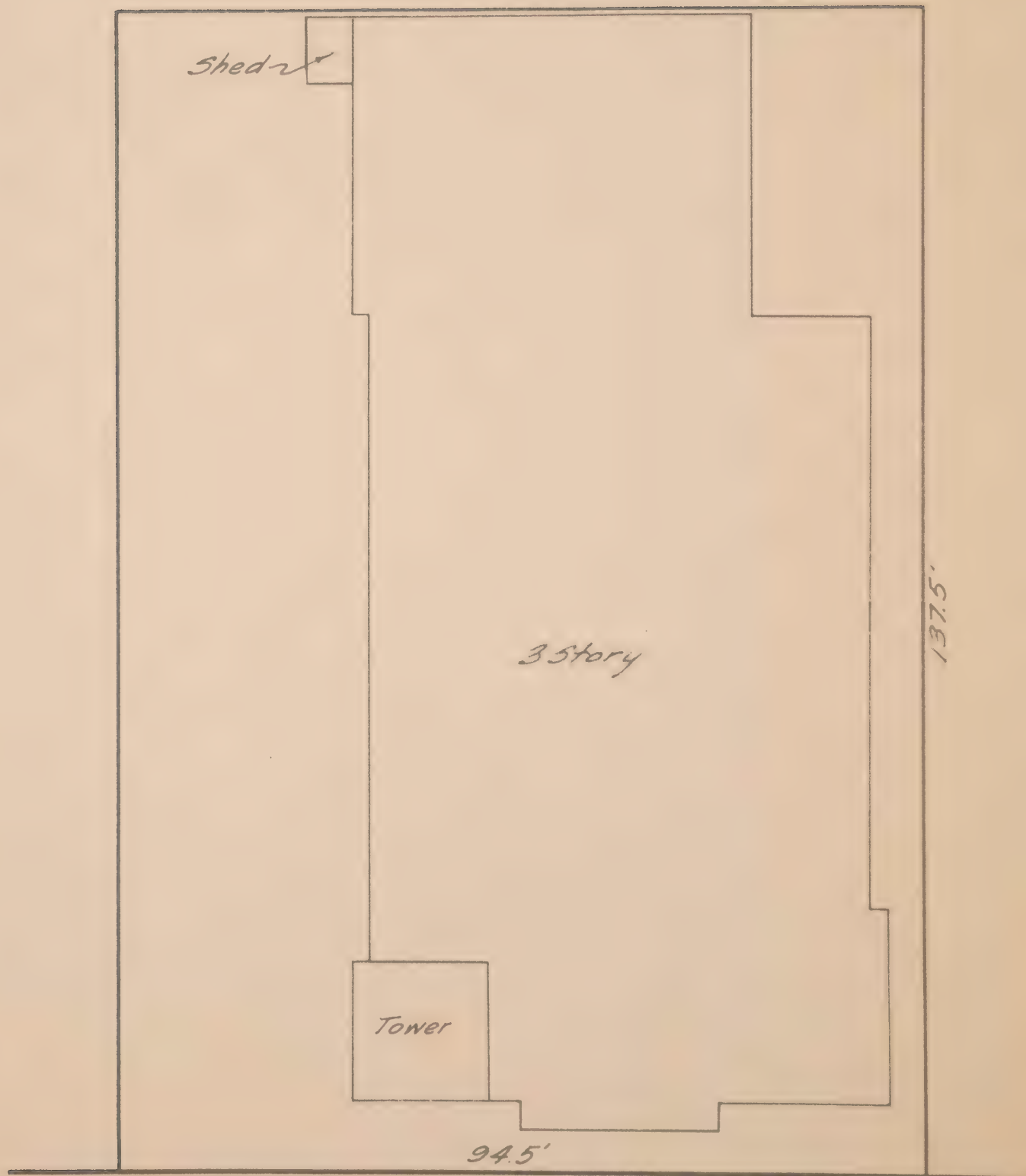
Units	Actual	Fair	Total Monthly
\$		\$	\$

LAND	\$ 25,000
IMPROVEMENTS	30,000

MARKET VALUE OF PROPERTY \$ 55,000



POST STREET



#1760

POST STREET

685-13



APPRAISAL

11-21

OWNER: J. S. Pough et ux
PROPERTY ADDRESS: 1760 Post Street

PARCEL NO. 685-13
DATE ACQ: 8-30-55

OWNER'S ADDRESS: 1756 Fillmore Street

IRS: \$24.75
CONSID: N.S.
BEST USE: Com.

ZONING: C-2 PRESENT USE: Church

ASSESSED VALUE: Land \$ 6,380.00
Imps. 18,000.00
\$ 24,380.00

TAXES: \$

LAND: DIMENSION 94.5 x 137.5 = 12,994 s.f.

IMPROVEMENTS: Condition Fair-to-good Effective Age 50

2 st. fr. church with 3 lounges, 2 supply rooms, 1 recreation and dining room, 1 choir room, 1 missionary room and 1 office on the 1st flr. The 2nd flr. has a chapel and lobby with a seating capacity of 1,800.

SUMMATION APPROACH:

Rounded to

Land	12,994 s.f. @ \$4.50+	\$ 58,500	
Improvements	10,524 s.f. @ 3.00	31,572	
		<u>90,072</u>	\$90,100

MARKET COMPARISON:

Sales Most Comparable

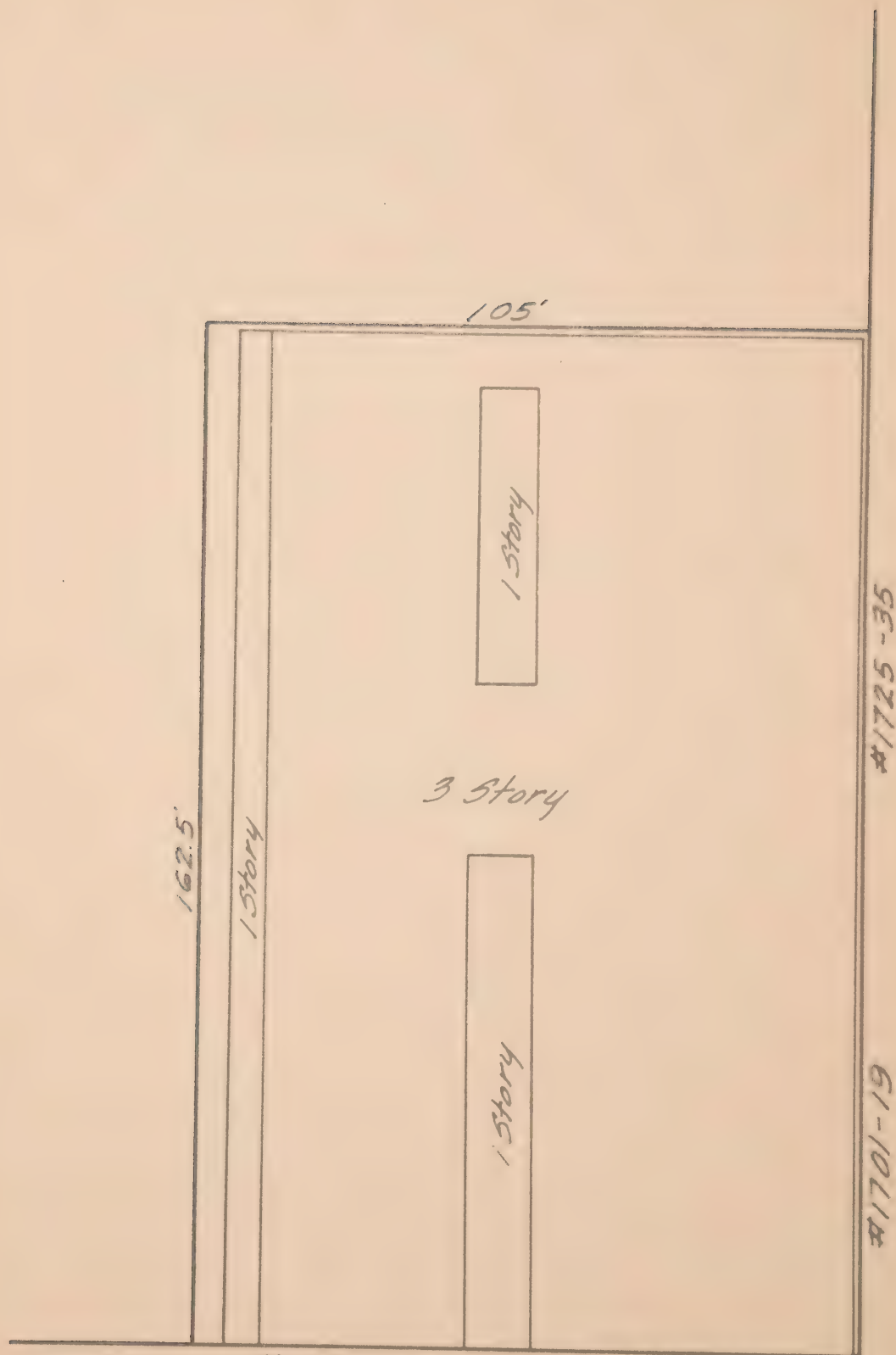
12,994 s.f. @ \$ 7.00	\$ 90,958	91,000
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INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 58,500
IMPROVEMENTS	<u>31,500</u>

MARKET VALUE OF PROPERTY \$ 90,000



POST

STREET

FILLMORE STREET



APPRAISAL

11-20

OWNER: Toms Inv. Co., a corp.
PROPERTY ADDRESS: 1774-78 Post Street

PARCEL NO. 685-14
DATE ACQ: 7-7-48

OWNER'S ADDRESS: Unknown

IRS: No
CONSID: NS
BEST USE: Com.

ZONING: C-2

PRESENT USE: Store & flats

ASSESSED VALUE: Land \$ 1,570.00
Imps. 2,800.00
\$ 4,370.00

TAXES: \$ 363.14

LAND: DIMENSION 27.5 x 87.5 = 2,406 s.f. ✓

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

3 st. flat with 2-rm. bsmt. store, 1st flr. 6 rms., 2 and 3rd flrs. 7 rms. ea.

SUMMATION APPROACH:

Rounded to

Land 2,406 s.f. @ \$4.57+
Improvements 5,804 s.f. @ 2.50

\$ 11,000 ✓
14,510 ✓
25,510

\$25,500

MARKET COMPARISON:

Sales Most Comparable 685-19; 672-12
2,406 s.f. @ \$ 11.00

\$ 26,466 ✓

26,500

INCOME APPROACH:

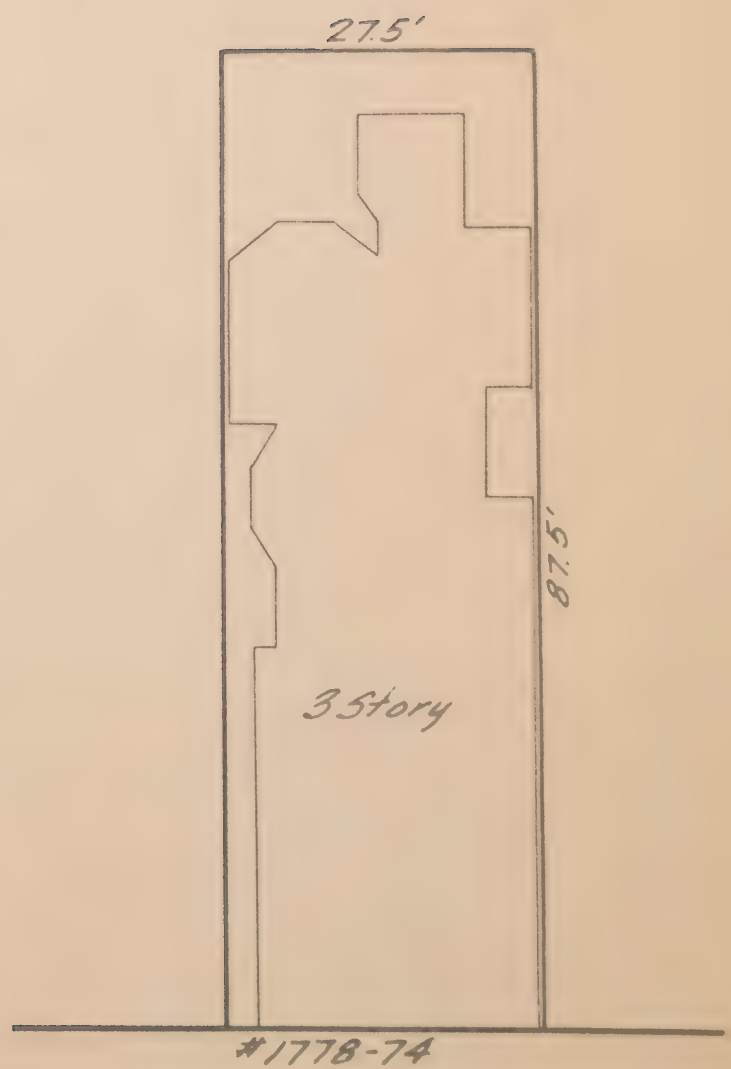
Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-store	?		60
1-6	65		80
1-7			80
1-7	leasee		80
			300 x 90

27,000 ✓

Leasee rents entire bldg. for \$200/mo.

LAND \$ 11,000
IMPROVEMENTS 15,500

MARKET VALUE OF PROPERTY \$ 26,500



POST STREET



APPRAISAL

11-19

OWNER: Aaron L. Rubino et ux
PROPERTY ADDRESS: 1780-84 Post Street

PARCEL NO. 685-15
DATE ACQ: 5-1-58

OWNER'S ADDRESS: c/o Rubino Sales. Co.
659 Minna Street
ZONING: C-2 PRESENT USE: Flats

IRS: No
CONSID: NS
BEST USE: Com.

ASSESSED VALUE: Land \$ 1,570.00
Imps. 2,700.00
\$ 4,270.00

TAXES: \$ 354.84

LAND: DIMENSION 27.5 x 87.5 = 2,406 s.f.

IMPROVEMENTS: Condition Poor Effective Age 70 ±

3 st. flats, 6 rms. on 1st, 7 rms. ea. on 2nd & 3rd flrs.

SUMMATION APPROACH:

Rounded to

Land	2,406 s.f. @ \$4.57±	\$ 11,000	
Improvements	5,304 s.f. @ 2.50	13,260	
		<u>24,260</u>	\$24,300

MARKET COMPARISON:

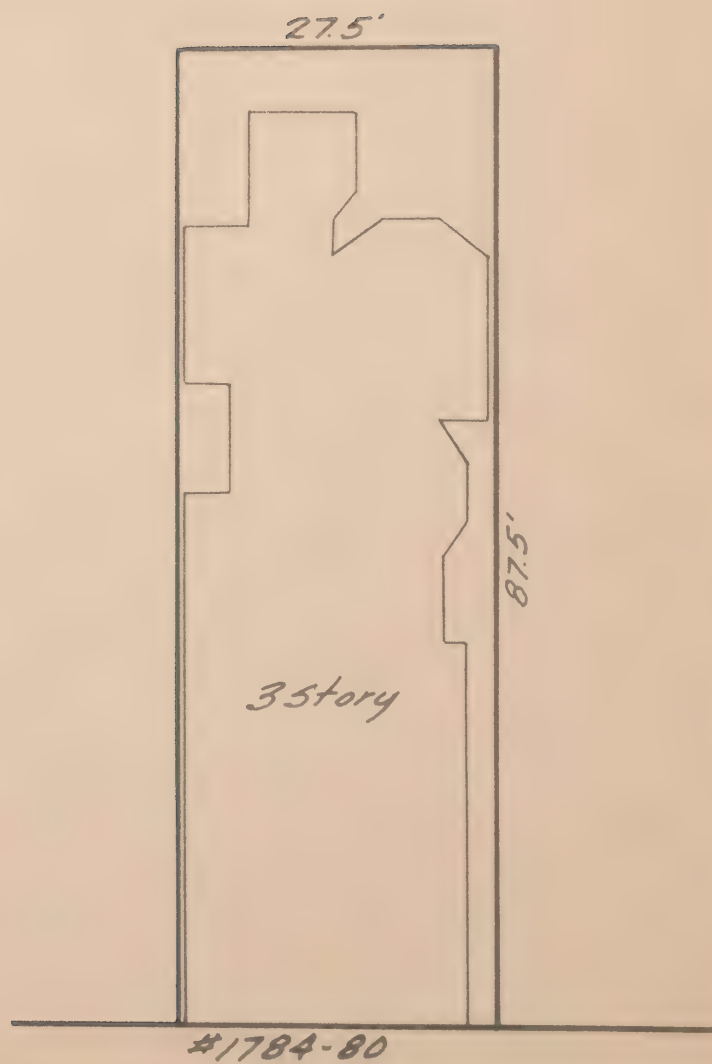
Sales Most Comparable	685-19; 672-12		
2,406	s.f. @ \$ 11.00	\$ 26,466	26,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-6	85		85	
1-7	75		80	
1-7	75		80	
			<u>245</u> x 100	24,500

LAND	\$ 11,000
IMPROVEMENTS	14,500
	<u>25,500</u>

MARKET VALUE OF PROPERTY \$ 25,500



POST STREET



APPRAISAL

11-18

OWNER: Toms Inv. Co., a corporation
PROPERTY ADDRESS: 1786-90 Post Street

PARCEL NO. 685-16
DATE ACQ: 7-7-48

OWNER'S ADDRESS: Unknown

IRS: No

CONSID: NS

ZONING: C-2

PRESENT USE: Store & apts.

BEST USE: Same

ASSESSED VALUE: Land \$ 1,670.00
Impe. 3,000.00
\$ 4,670.00

TAXES: \$ 388.08

LAND: DIMENSION Irregular - 2,536 s.f.

IMPROVEMENTS: Condition Poor-to-very poor Effective Age 70 +

3 st. bldg. 1st flr. has restaurant and 2 rm. apt. 2nd & 3rd flrs. are 7 rms. ea.

SUMMATION APPROACH:

Rounded to

Land	2,536 s.f. @ \$4.54+	\$ 11,500 ✓	
Improvements	5,435 s.f. @ 2.50	13,588 ✓	
		<u>25,088</u>	\$25,100

MARKET COMPARISON:

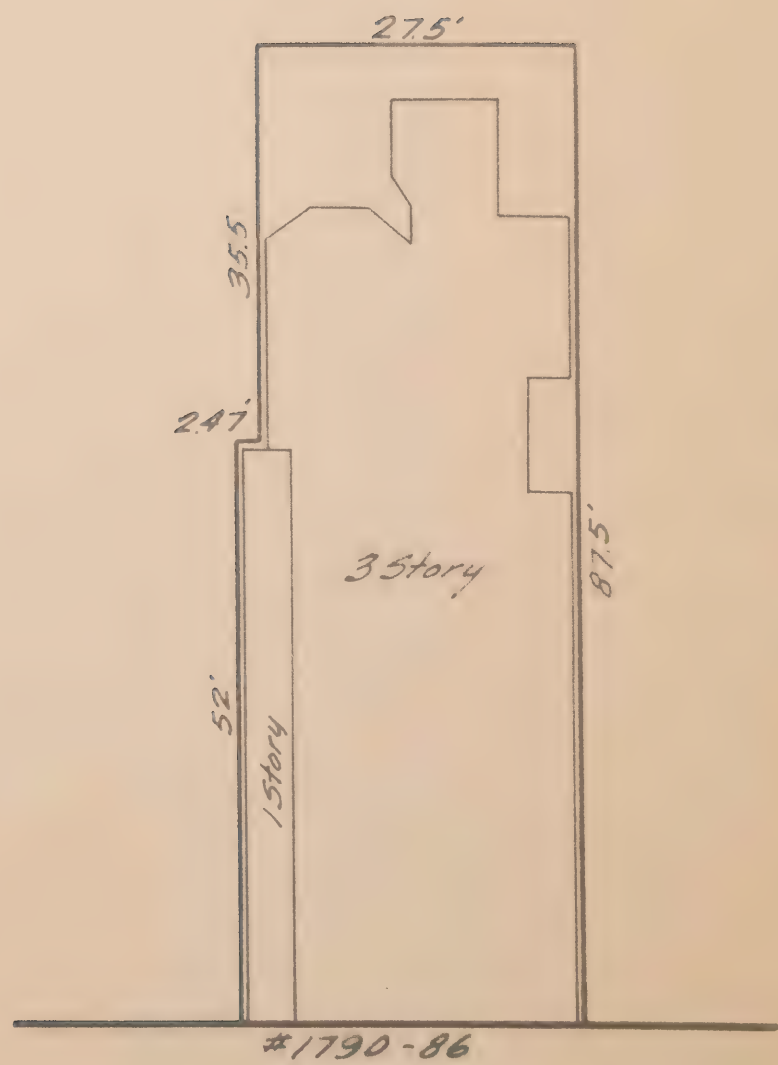
Sales Most Comparable	685-19; 672-12		
	2,536 s.f. @ \$ 10.00	\$ 25,360 ✓	25,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-store)				
1-2 rm.)	100		95	
1-7	60		80	
1-7	60		80	
			<u>255</u> x 100	25,500 ✓

LAND	\$ 11,500
IMPROVEMENTS	<u>14,000</u>

MARKET VALUE OF PROPERTY \$ 25,500



POST STREET



APPRAISAL

11-17

OWNER: Leo Hubbard et ux
PROPERTY ADDRESS: 1792-98 Post Street

PARCEL NO. 685-17
DATE ACQ: 11-17-50

OWNER'S ADDRESS: 1794 Post Street

IRS: \$40.70
CONSID: NS

ZONING: C-2

PRESENT USE: Stores & apts. BEST USE: Com.

ASSESSED VALUE: Land \$ 2,240.00
Imps. 3,300.00
\$ 5,540.00

TAXES: \$ 460.38

LAND: DIMENSION Irregular - 2,495

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

3 st. bldg. with barber shop and apt. on 1st flr. 1-7 rm.
flat on 2nd and 1-7 rm. flat on 3rd.

Small 1 st. 1-rm. store at rear of bldg.

SUMMATION APPROACH:

Rounded to

Land	2,495 s.f. @ \$5.61±	\$ 14,000 ✓	
Improvements			
Front	6,495 s.f. @ \$2.50	\$16,238 ✓	
Rear	208 sf. @ 2.50	520 ✓	
		16,758	
		30,758	\$30,800

MARKET COMPARISON:

Sales Most Comparable 685-19; 676-19
2,495 s.f. @ \$ 12.50

\$ 31,188 ✓ 31,200

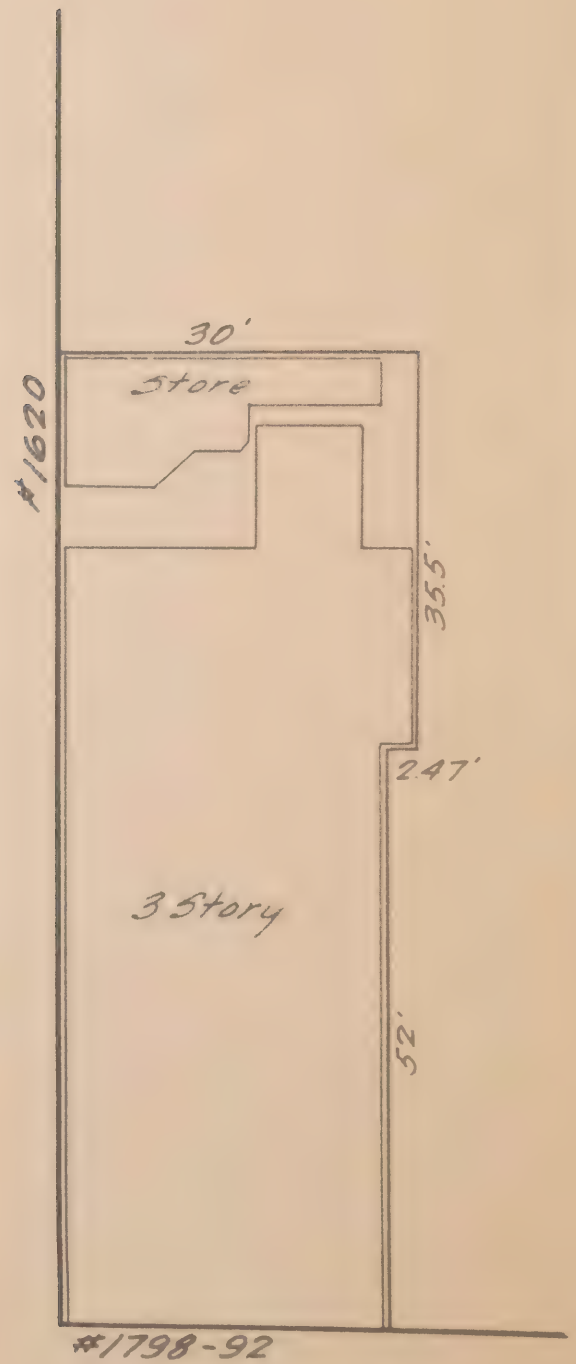
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1=store	200 (owner)		100	
Rear store	50		50	
1-5 rm.	55		55	
1-7 rm.	80		85	
1-7 rm.	100		85	
			375 x 85 =	
			31,875 ✓	31,900

LAND \$ 14,000
IMPROVEMENTS 17,000

MARKET VALUE OF PROPERTY \$ 31,000

WEBSTER STREET



POST STREET



APPRAISAL

11-16

OWNER: Apolonio Menis et ux
PROPERTY ADDRESS: 1622-26 Webster Street

PARCEL NO. 685-18
DATE ACQ: 1-23-58

OWNER'S ADDRESS: 1622 Webster Street

IRS: \$18.15
CONSID: NS
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,470.00
Imps. 2,600.00
\$ 4,070.00

TAXES: \$ 280.44

LAND: DIMENSION 25 x 112.5 = 2,813 ✓

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 60 ±

3 st. flats with bsmt. garage. 1st and 2nd flrs. ea. have
6 rm. flats. 3rd flr. has 1-7 rm. flat

SUMMATION APPROACH:

Rounded to

Land 2,813 s.f. @ \$4.62±
Improvements 4,938 s.f. @ 3.10

\$ 13,000 ✓
15,308 ✓
28,308

\$28,300

MARKET COMPARISON:

Sales Most Comparable 685-19; 676-19
2,813 s.f. @ \$ 10.00

\$ 28,130 ✓

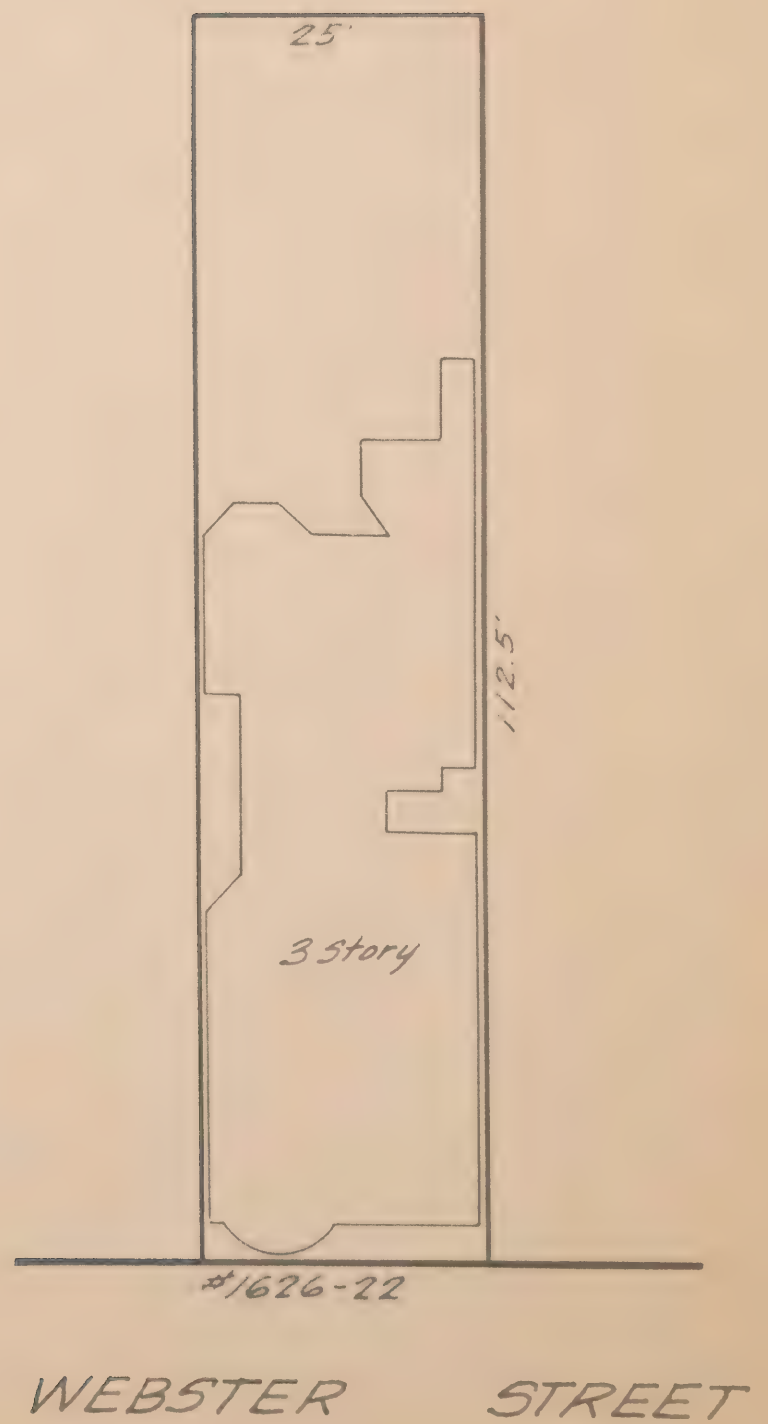
28,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-6	?		90	
1-6	?		90	
1-7	?		90	
			270 x 102 =	
			27,540	27,500

LAND \$ 13,000
IMPROVEMENTS 15,000

MARKET VALUE OF PROPERTY \$ 28,000





APPRAISAL

11-15

OWNER: Jules H. Richard
PROPERTY ADDRESS: 1628-32 Webster Street

PARCEL NO. 685-19
DATE ACQ: 2-10-60

OWNER'S ADDRESS: Unknown

IRS:
CONSID: \$29,000
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,470.00
 Impe. 3,250.00
 \$ 4,720.00

TAXES: \$ 392.24

LAND: DIMENSION 25 x 112.5 = 2,813 ✓

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 60 ±

3 st. bldg. with store in bsmt. 6 rm. flats on ea. flr.

SUMMATION APPROACH:

Rounded to

Land 2,813 s.f. @ \$4.62+
Improvements 5,338 s.f. @ 3.00

\$ 13,000 ✓
16,014 ✓
29,014

\$29,000

MARKET COMPARISON:

Sales Most Comparable 676-19; 672-12
2,813 s.f. @ \$ 10.30

\$ 28,974

29,000

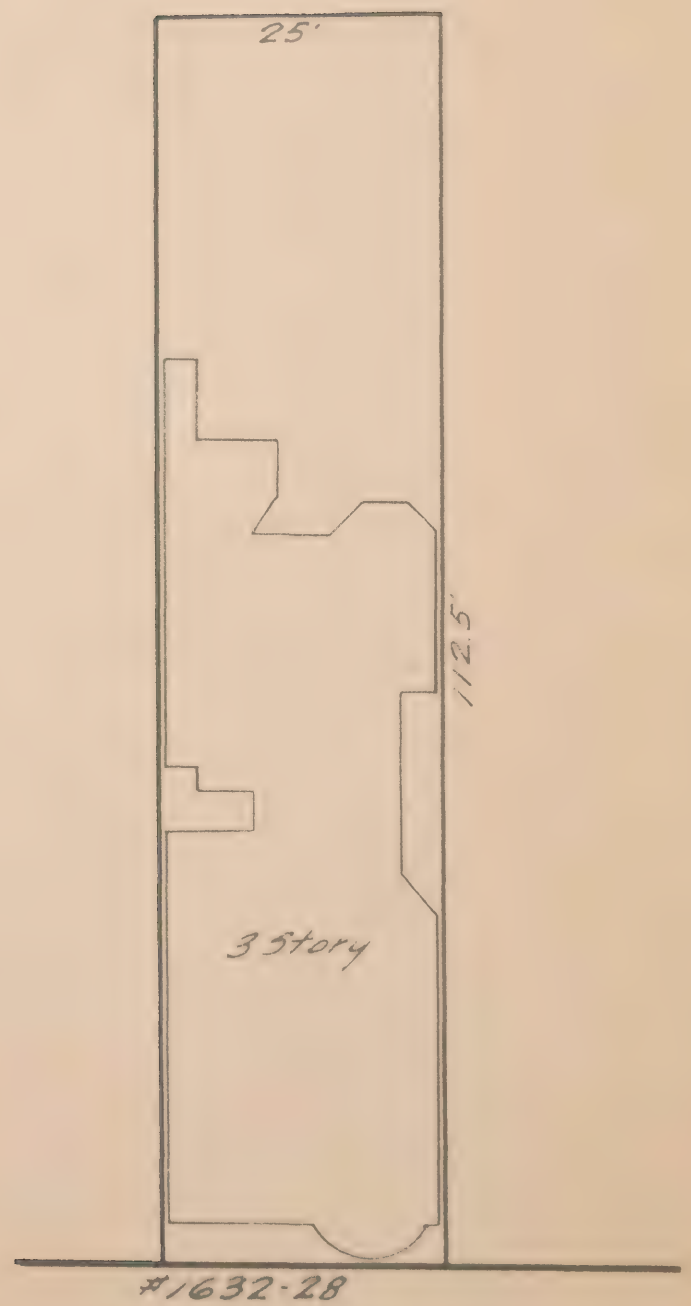
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-store	68		68
1-6	85		90
1-6	80		90
1-6	70		90
			338 x 90 =
			30,420 ✓

30,400

LAND \$ 13,000
IMPROVEMENTS 16,000

MARKET VALUE OF PROPERTY \$ 29,000



WEBSTER STREET



APPRAISAL

11-14

OWNER: Tomoe Hata Inc
PROPERTY ADDRESS: 1634-38 Webster Street

PARCEL NO. 685-20
DATE ACQ: 4-19-41

OWNER'S ADDRESS: 1636 Webster Street

ZONING: R-4

PRESENT USE: Flats

IRS:
CONSID: NS
BEST USE: Apts.

ASSESSED VALUE: Land \$ 1,370.00
Imps. 2,600.00
\$ 3,970.00

TAXES: \$ 329.90

LAND: DIMENSION 25 x 95 = 2,375 ✓

s.f.

IMPROVEMENTS: Condition Poor

Effective Age 60 ±

3 st. 3 flats with bsmt. garage. Ea. flat contains 6 rms.

SUMMATION APPROACH:

Rounded to

Land	2,375 s.f. @ \$4.84±	\$ 11,500 ✓	
Improvements	4,938 s.f. @ 3.30	16,295 ✓	
		<u>27,795</u>	\$27,800

MARKET COMPARISON:

Sales Most Comparable 676-19; 685-19

2,375 s.f. @ \$ 11.60

\$ 27,550 ✓ 27,600

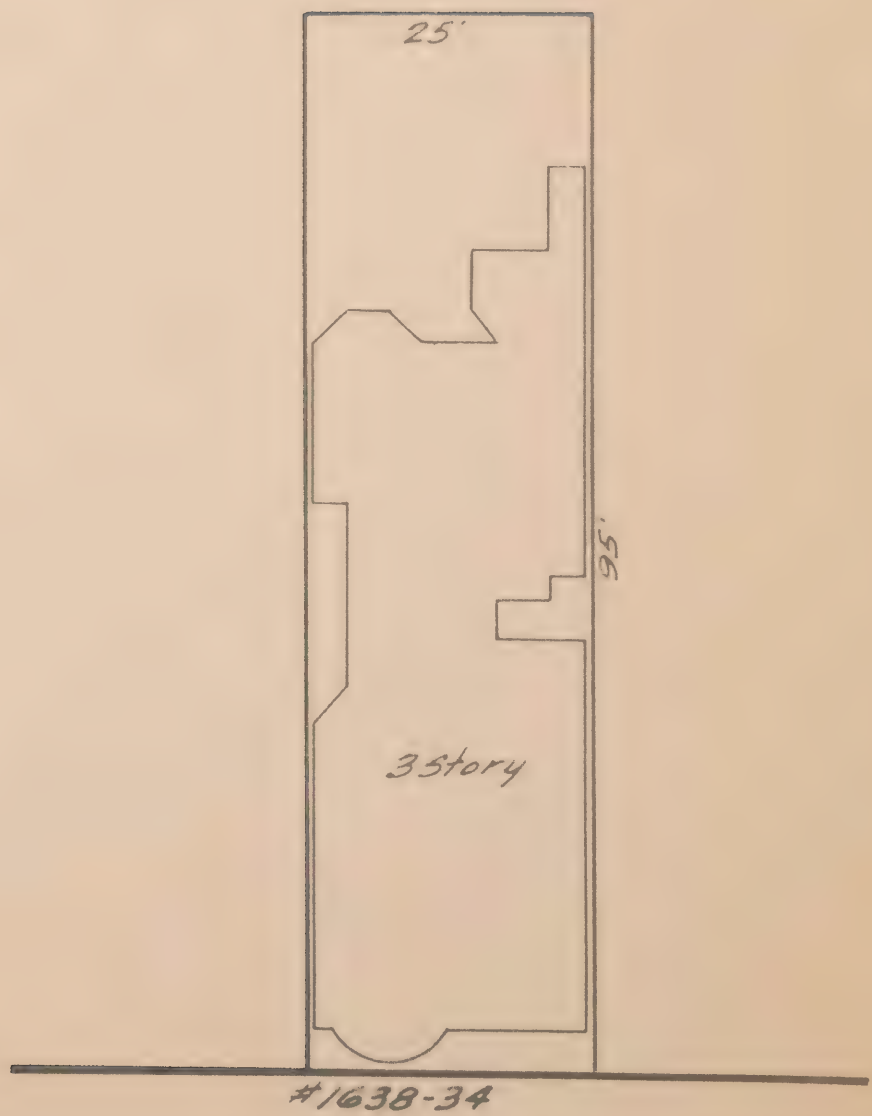
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-6	85		90	
1-6	100		90	
	20)			
	20)			
5-1	20)		90	
	20)		<u>270</u>	
	35)		27,540 ✓	27,500
			x 102 =	

3rd flr. is rented as 5 sleeping rooms sharing kitchen and bath, but is treated as a flat for fair rent.

LAND	\$ 11,500
IMPROVEMENTS	16,000
	<u>27,500</u>

MARKET VALUE OF PROPERTY \$ 27,500



WEBSTER STREET



APPRAISAL

11-13

OWNER: Wesley Whitehead
 PROPERTY ADDRESS: 1640-44 Webster Street

PARCEL NO. 685-21
 DATE ACQ: 6-30-42

OWNER'S ADDRESS: 1649 Webster Street

ZONING: R-4

PRESENT USE: Flats

IRS: NS
 CONSID: NS
 BEST USE: Apts.

ASSESSED VALUE: Land \$ 1,370.00
 Imps. 2,600.00
 \$ 3,970.00

TAXES: \$ 329.90

LAND: DIMENSION 25 x 95 = 2,375

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 60 ±

3 st. 3 flats.

SUMMATION APPROACH:

Rounded to

Land 2,375 s.f. @ \$4.84+
 Improvements 4,938 s.f. @ 3.30

\$ 11,500
 16,295
 27,795

\$27,800

MARKET COMPARISON:

Sales Most Comparable 676-19; 685-19
 2,375 s.f. @ \$ 11.60

\$ 27,550

27,600

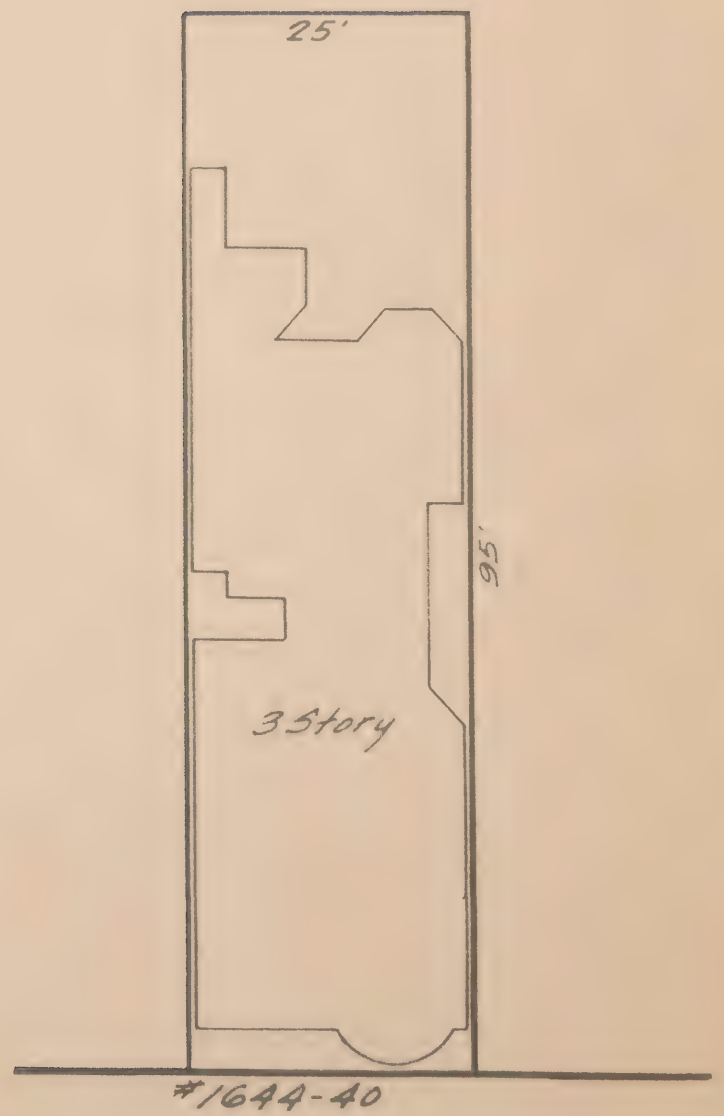
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1st flr.	?		90
2nd flr.	90		90
3rd flr.	90		90
			270 x 102 =
			27,540

27,500

LAND \$ 11,500
 IMPROVEMENTS 16,000

MARKET VALUE OF PROPERTY \$ 27,500



WEBSTER STREET



APPRAISAL

11-12

OWNER: Meldora Lyles
PROPERTY ADDRESS: 1893-37 Sutter Street

PARCEL NO. 685-22
DATE ACQ: 10-10-61

OWNER'S ADDRESS: Unknown

IRS:
CONSID: NS
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 2,210.00
 Imps. 2,500.00
 \$ 4,710.00

TAXES: \$ 391.40

LAND: DIMENSION 27.5 x 87.5 = 2,406 s. f.

IMPROVEMENTS: Condition Good Effective Age 60 ±

3½ st. bldg. 1-5 rm. flat on 1st flr. 1-6 rm. flat on 2nd.
4 sleeping rms. & 2 rm. apt. on 3rd. 2 housekeeping rms
on 4th sharing kitchen and bath.

SUMMATION APPROACH:

Rounded to

Land	2,406 s.f. @ \$5.82±	\$ 14,000	
Improvements	6,865 s.f. @ 2.50	17,163	
		31,163	\$31,200

MARKET COMPARISON:

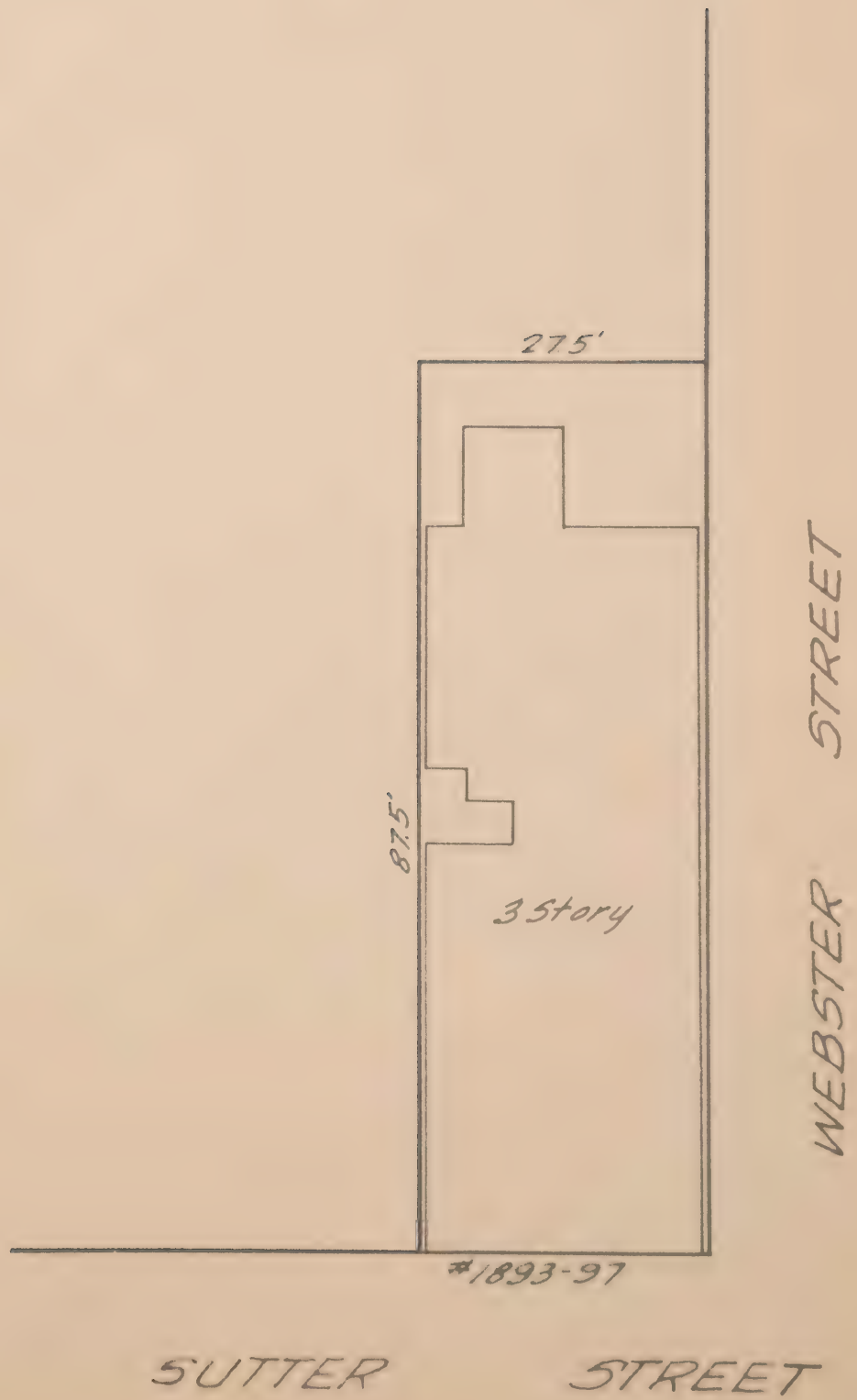
Sales Most Comparable	685-19; 676-19		
2,406	s. f. @ \$ 12.80	\$ 30,797	30,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-5	Owner		90	
1-6	60		90	
4-1 @ \$10/wk.	40)		90	
1-2	40)		55	
2-1 @ \$10/wk.	20		325 x 96	31,200

LAND	\$ 14,000
IMPROVEMENTS	17,000

MARKET VALUE OF PROPERTY \$ 31,000





APPRAISAL

11-11

OWNER: May Stubblefield
PROPERTY ADDRESS: 1887-91 Sutter Street

PARCEL NO. 685-23
DATE ACQ: 11-28-60

OWNER'S ADDRESS: 1887 Sutter Street

IRS:
CONSID: NS
BEST USE: Same

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,570.00
Imps. 2,600.00
\$ 4,170.00

TAXES: \$ 266.76

LAND: DIMENSION 27.5 x 87.5 = 2,406 s. f.

IMPROVEMENTS: Condition Fair

Effective Age 60 ±

3 st. bldg. with 1-5 rm. flat on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	2,406 s. f. @ \$4.57±	\$ 11,000 ✓	
Improvements	5,910 s. f. @ 2.70	15,957 ✓	
		<u>26,957</u>	\$27,000

MARKET COMPARISON:

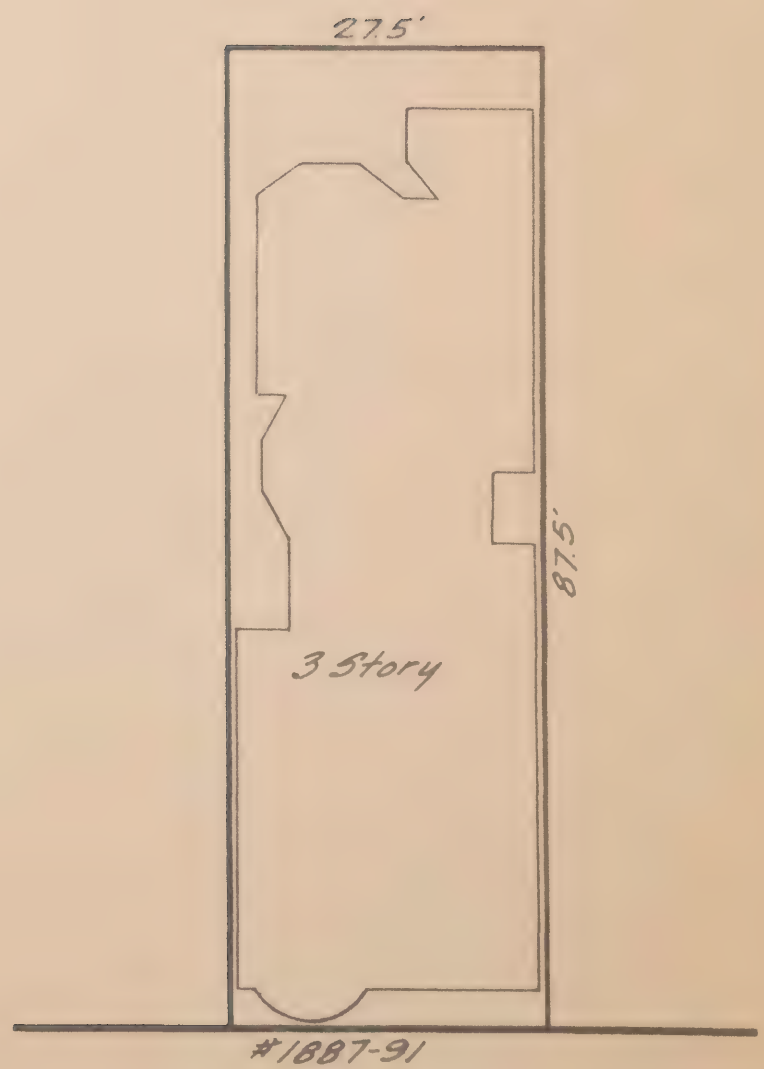
Sales Most Comparable	685-19; 676-19		
2,406	s. f. @ \$ 11.30	\$ 27,188 ✓	27,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-5	?		90	
1-5	?		90	
1-5	?		90	
			<u>270</u> x 102 =	
			27,540	27,500 ✓

LAND	\$ 11,000
IMPROVEMENTS	16,000
	<u>27,000</u>

MARKET VALUE OF PROPERTY \$ 27,000



SUTTER STREET



APPRAISAL

11-10

OWNER: Haru Suwada
PROPERTY ADDRESS: 1881-85 Sutter Street

PARCEL NO. 685-24
DATE ACQ: 1-15-58

OWNER'S ADDRESS: 1881 Sutter Street

IRS:
CONSID: NS
BEST USE: Apts.

ZONING: R-4

PRESENT USE: Store & flats

ASSESSED VALUE: Land \$ 1,570.00
Imps. 3,000.00
\$ 4,570.00

TAXES: \$ 379.76

LAND: DIMENSION 27.5 x 87.5 = 2,406 s.f. ✓

IMPROVEMENTS: Condition Good Effective Age 60 ±

3 st. bldg. with bsmt. store. 1-6 rm. flat on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	2,406 s.f. @ \$4.57±	\$11,000 ✓	
Improvements	6,410 s.f. @ 2.80	17,948 ✓	
		<u>28,948</u>	\$28,900

MARKET COMPARISON:

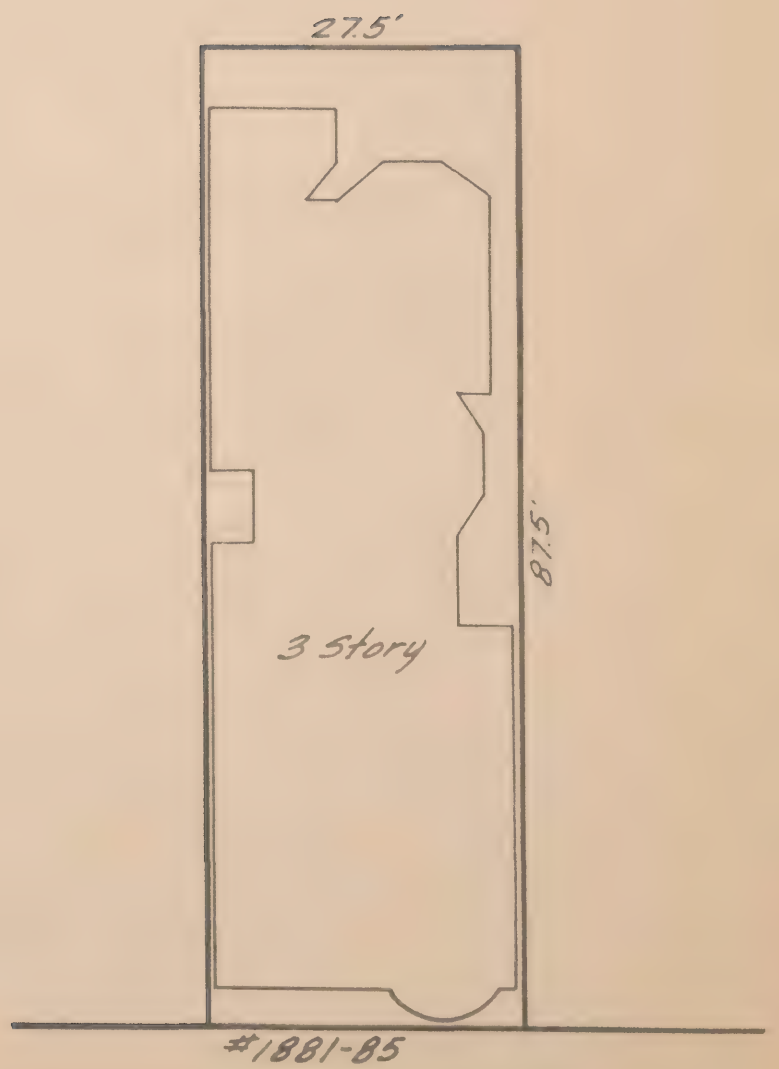
Sales Most Comparable	685-19; 676-19		
2,406	s.f. @ \$ 11.90	\$ 28,631 ✓	28,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-store	72.50		72.50	
1-6	Vacant		90	
1-6	Vacant		90	
1-6	Owner		90	
			<u>342.50</u> x 84 =	
			28,770	28,800 ✓

LAND	\$ 11,000
IMPROVEMENTS	17,500
	<u>28,500</u>

MARKET VALUE OF PROPERTY \$ 28,500



SUTTER STREET



APPRAISAL

OWNER: Ernestine V. Porter
 PROPERTY ADDRESS: 1875-79 Sutter Street

PARCEL NO. 685-25
 DATE ACQ: 8-17-45

OWNER'S ADDRESS: Rte. 3, Box 100E., Saugus, Cal.

IRS: \$8.80

ZONING: R-4

PRESENT USE: Flats

CONSID: NS
 BEST USE: Apts.

ASSESSED VALUE: Land \$ 1,560.00
 Imps. 2,600.00
 \$ 4,160.00

TAXES: \$ 345.70

LAND: DIMENSION 87.5 x 25 = 2,187.5
 12.5 x 50 = 625
 2,813 ✓

s. f.

IMPROVEMENTS: Condition Fair 2

Effective Age 70 ±

3 st. bldg. with 1-6 rm. flat on ea. flr.

SUMMATION APPROACH:

Rounded to

Land 2,813 s. f. @ \$4.44±
 Improvements 5,646 s. f. @ 2.70

\$ 12,500 ✓
 15,244 ✓
 27,744

\$27,700

MARKET COMPARISON:

Sales Most Comparable 685-19; 672-12
 2,813 s. f. @ \$ 9.90

\$ 27,849 ✓

27,800

INCOME APPROACH:

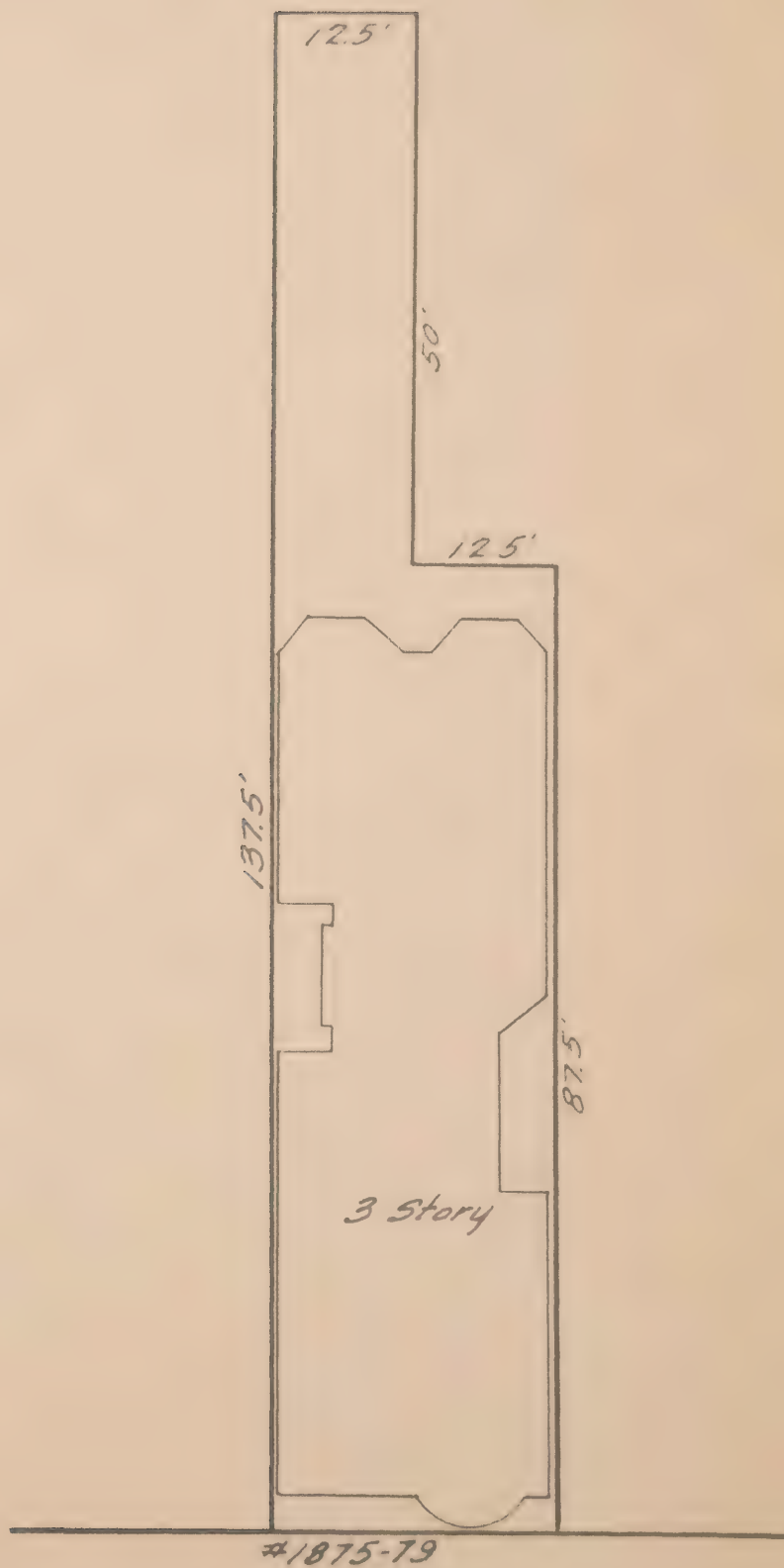
Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-6 rm.	70		90
1-6 rm.	?		90
1-6 rm.	?		90
			270 x 102 =
			27,540

27,500

LAND
 IMPROVEMENTS

\$ 12,500
 15,000

MARKET VALUE OF PROPERTY \$ 27,500



SUTTER STREET



APPRAISAL

11-8

OWNER: Dudley Porter
PROPERTY ADDRESS: 1869-73 Sutter Street

PARCEL NO. 685-26
DATE ACQ: 11-30-60

OWNER'S ADDRESS: 1014 McAllister

IRS:
CONSID: NS
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,690.00
Imps. 2,600.00
\$ 4,290.00

TAXES: \$ 356.50

LAND: DIMENSION 25 x 137.5 = 3,438 ✓

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

3 st. bldg. with 1-6 rm. flat on ea. flr.

SUMMATION APPROACH:

Rounded to

Land 3,438 s. f. @ \$4.50+
Improvements 5,646 s. f. @ 2.20

\$ 15,500 ✓
12,421 ✓
27,921

\$27,900

MARKET COMPARISON:

Sales Most Comparable 685-19; 672-12
3,438 s. f. @ \$ 8.00

\$ 27,504 ✓

27,500

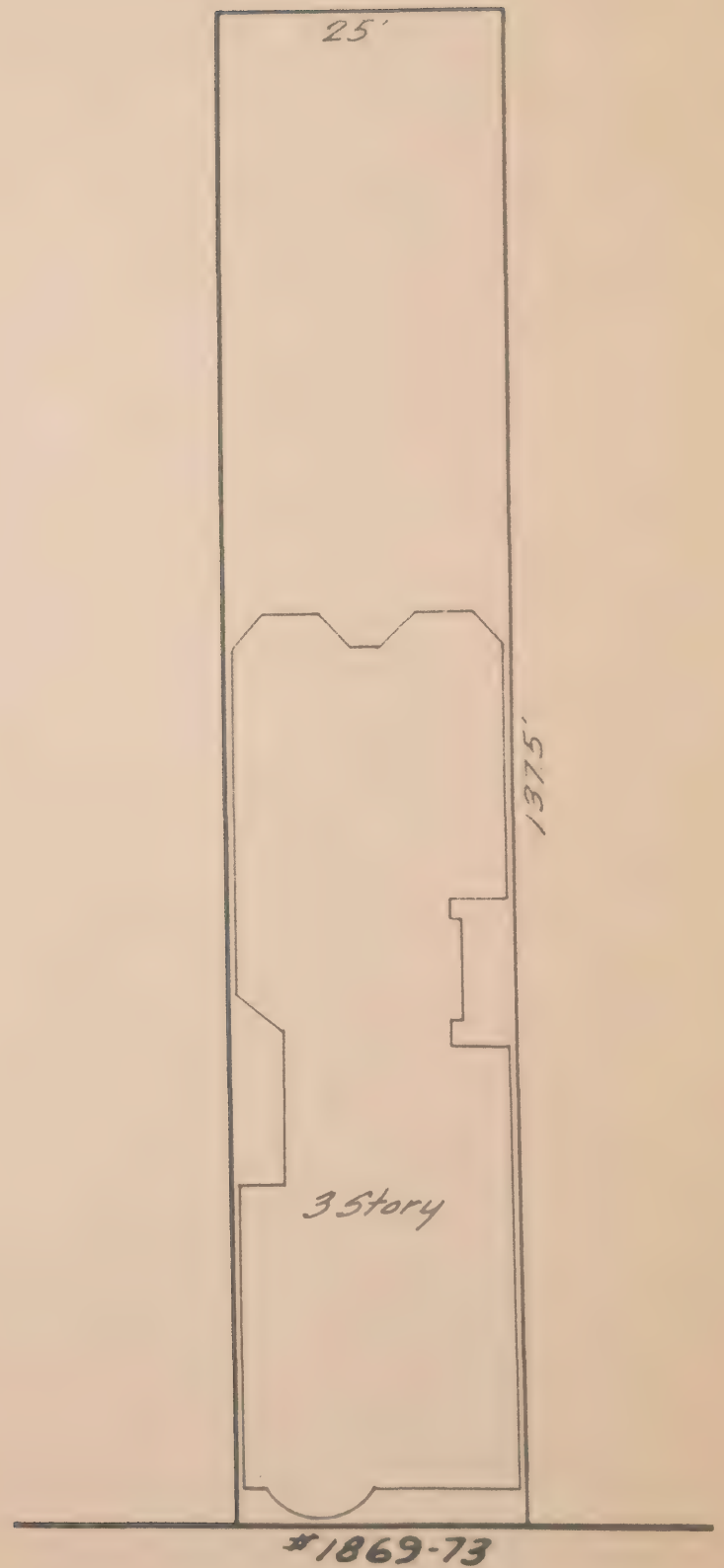
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-6	?		90
1-6	?		90
1-6	120		90
			270
			x 102 =
			27,540

27,500 ✓

LAND \$ 15,500
IMPROVEMENTS 12,000

MARKET VALUE OF PROPERTY \$ 27,500



SUTTER STREET



APPRAISAL

OWNER: Mary V. Tenner
 PROPERTY ADDRESS: 1825 Sutter Street

11-7
 PARCEL NO. 685-27
 DATE ACQ: 3-10-52

OWNER'S ADDRESS: 1825 Sutter Street

IRS:
 CONSID: NS
 BEST USE: Apts.

ZONING: R-4

PRESENT USE: Store & flats

ASSESSED VALUE: Land \$ 2,190.00
 Imps. 2,600.00
 \$ 4,790.00

TAXES: \$ 398.04

LAND: DIMENSION 32.5 x 137.5 = 4,469 s.f. ✓

IMPROVEMENTS: Condition Poor Effective Age 70 ±

Front bldg. - 2. st. fr. str. with bsmt. store. 1-5 rm. apt.
 on ea. of 1st and 2nd flrs.

Rear bldg. - 2 st. fr. str. with 1-4 rm. apt. on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	4,469 s.f. @ \$4.48±	\$ 20,000	
Improvements			
Front - 4,868 s.f. @ \$1.00	\$4,868 ✓		
Rear - 1,768 s.f. @ 1.00	<u>1,768</u>		
		6,636	
		<u>26,636</u>	\$26,600

MARKET COMPARISON:

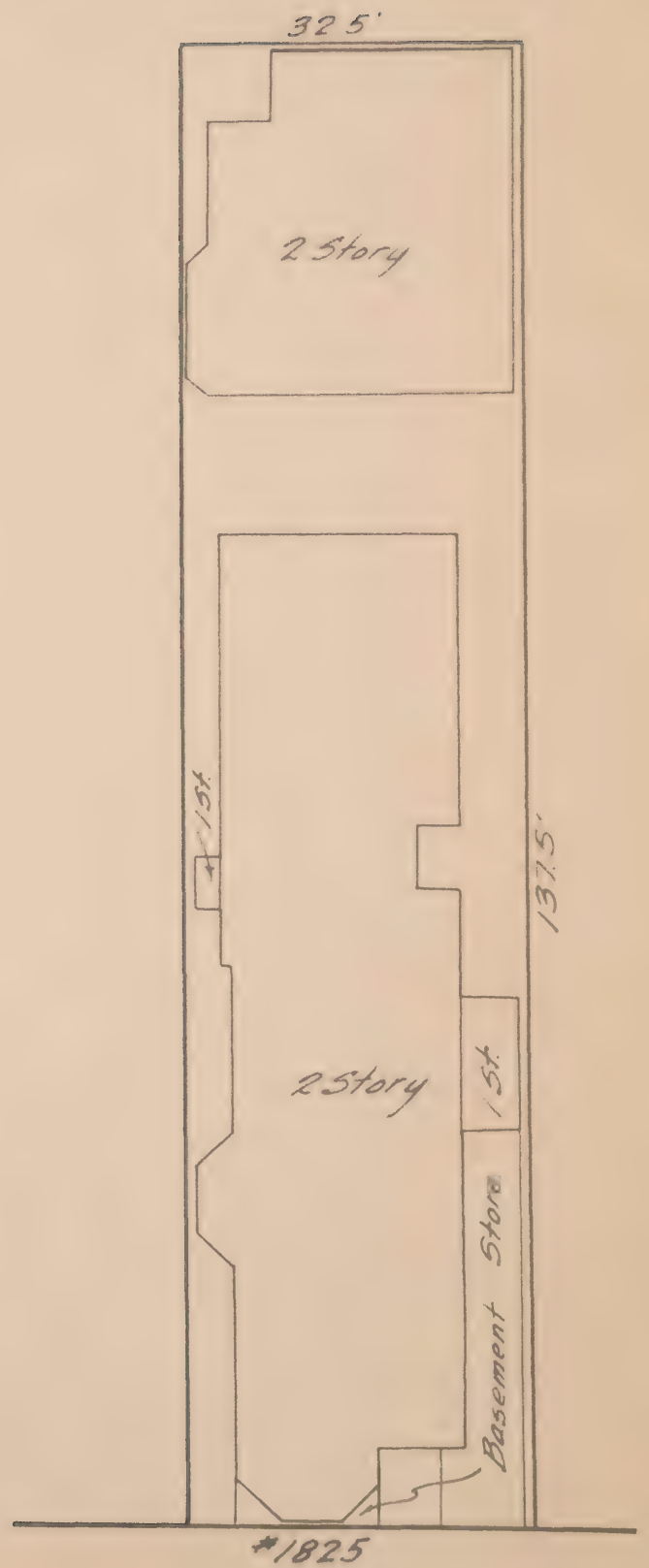
Sales Most Comparable 660-11; 660-2
 4,469 s.f. @ \$ 6.00 \$ 26,814 26,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store	?		65	
2-5 rm.	?	@ \$70	140	
2-4 rm.	\$60 ea.		<u>120</u>	
			325 x 80	26,000 ✓

LAND	\$ 20,000
IMPROVEMENTS	<u>6,000</u>

MARKET VALUE OF PROPERTY \$ 26,000



SUTTER STREET



APPRAISAL

11-6

OWNER: Jerusalem Church of God in Christ
PROPERTY ADDRESS: 1819 Sutter Street

PARCEL NO. 685-28
DATE ACQ: 1-15-52

OWNER'S ADDRESS: 1819 Sutter Street

IRS: \$24.75
CONSID: HS
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Church

ASSESSED VALUE: Land \$ 3,380.00
Impe. 3,000.00
\$ 6,380.00

TAXES: \$ Exempt

LAND: DIMENSION 50 x 137.5 = 6,875 ✓

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

2 st. bldg. used as church.

SUMMATION APPROACH:

Rounded to

Land 6,875 s. f. @ \$4.36+
Improvements 6,444 s. f. @ 1.20

\$ 30,000 ✓
7,733 ✓
37,733

\$37,700

MARKET COMPARISON:

Sales Most Comparable 674-7; 674-8
6,875 s. f. @ \$ 5.50

\$ 37,813 ✓

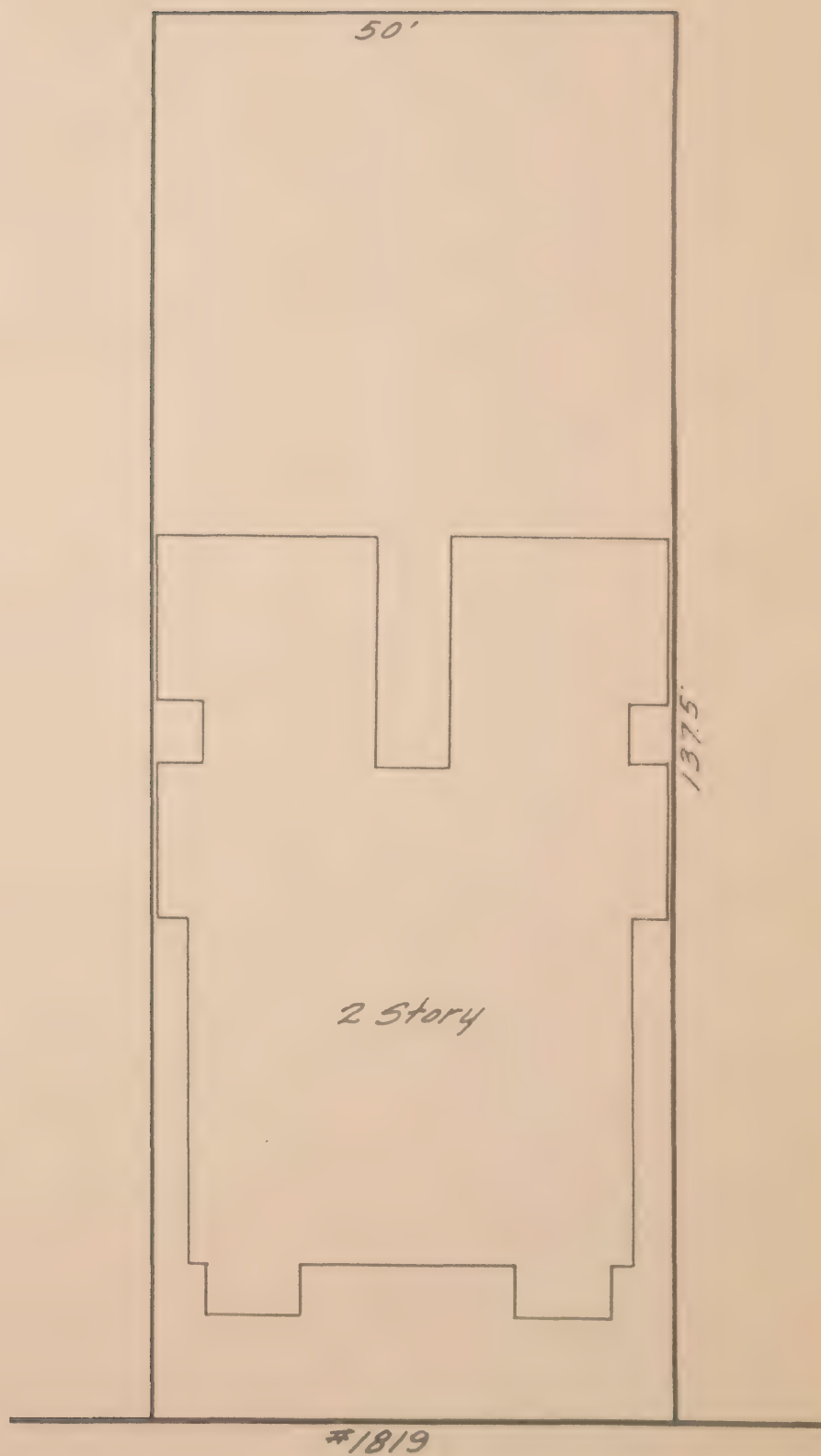
37,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$

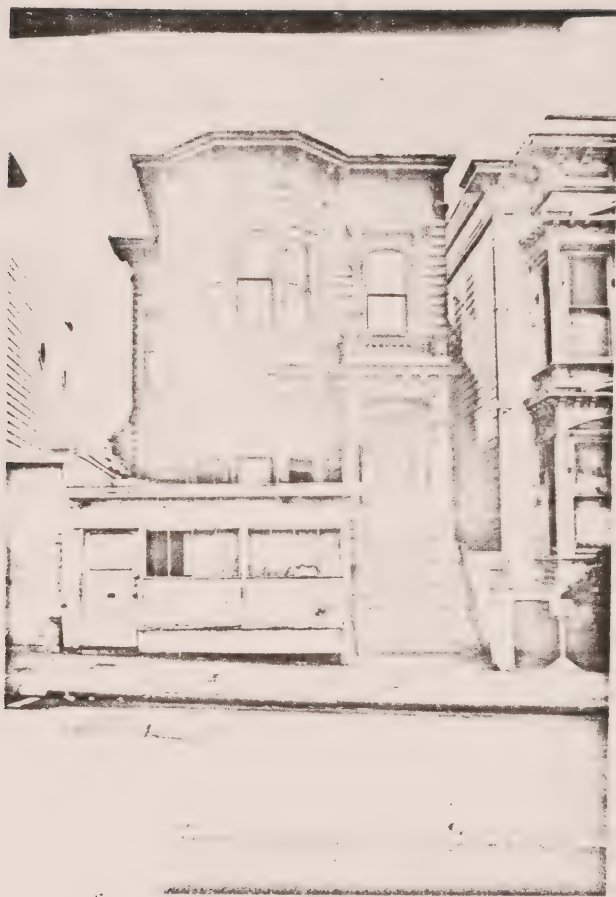
LAND \$ 30,000
IMPROVEMENTS 7,000

MARKET VALUE OF PROPERTY \$ 37,000



SUTTER

STREET



APPRAISAL

OWNER: Elizabeth C. Henzel
 PROPERTY ADDRESS: 1815 Sutter Street

PARCEL NO. 685-29
 DATE ACQ: 11-24-26

OWNER'S ADDRESS: Unknown

IRS:
 CONSID: NS
 BEST USE: Apts.

ZONING: R-4

PRESENT USE: Rooming house

ASSESSED VALUE: Land \$ 2,190.00
 Imps. 1,350.00
 \$ 3,540.00

TAXES: \$ 294.18

LAND: DIMENSION 32.5 x 137.5 = 4,469 s.f. ✓

IMPROVEMENTS: Condition Poor Effective Age 70 ±

2 st. single family res. rented as rooms, carport & vacant store used as storage at front of property.

SUMMATION APPROACH:

Rounded to

Land	4,469 s.f. @ \$4.48+	\$ 20,000 ✓	
Improvements	2,600 s.f. @ 1.00	\$2,600 ✓	
Store & carport		300	
		<u>2,900</u>	
		22,900	\$22,900

MARKET COMPARISON:

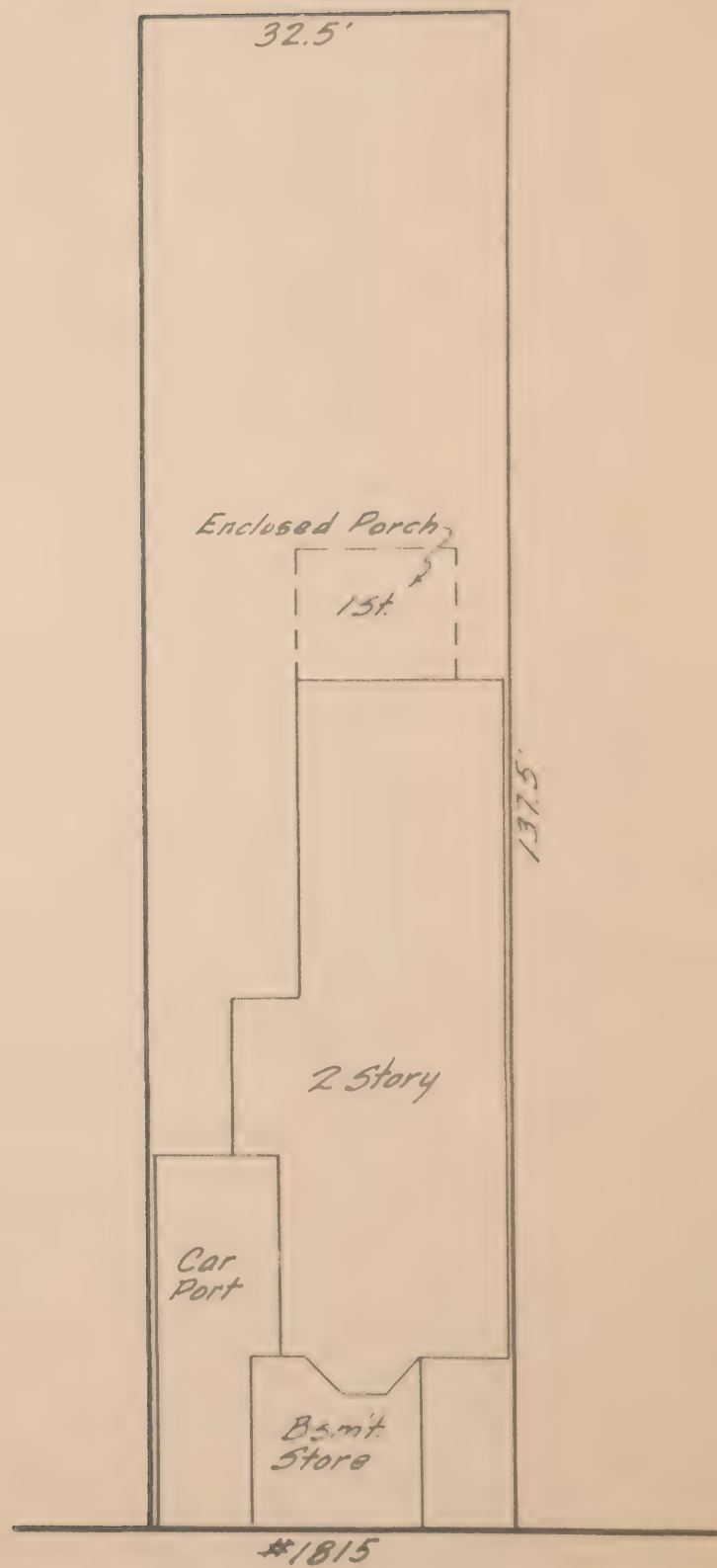
Sales Most Comparable	674-7; 674-8		
	4,469 s.f. @ \$ 5.00	\$ 22,345 ✓	22,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
\$		\$	\$

LAND	\$ 20,000
IMPROVEMENTS	2,500

MARKET VALUE OF PROPERTY \$ 22,500



SUTTER STREET

APPRAISAL

11-4

OWNER: Wallace C. Hamilton et al
PROPERTY ADDRESS: 1813 Sutter Street

PARCEL NO. 685-30
DATE ACQ: 12-19-50

OWNER'S ADDRESS: 1813 Sutter Street

IRS: No
CONSID: NS
BEST USE: Apts.

ZONING: R-4

PRESENT USE: Store & flats

ASSESSED VALUE: Land \$ 1,860.00
Imps. 800.00
\$ 2,660.00

TAXES: \$ 221.04

LAND: DIMENSION 27.5 x 137.5 = 3,781

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 70 ±

2 st. single family res. converted to 2 flats. Ground level store in front of bldg.

SUMMATION APPROACH:

Rounded to

Land	3,781 s.f. @ \$4.50±	\$ 17,000 ✓	
Improvements			
Flats	2,116 s.f. @ \$1.00	\$2,116 ✓	
Store		500	
		2,616	
		19,616	\$19,600

MARKET COMPARISON:

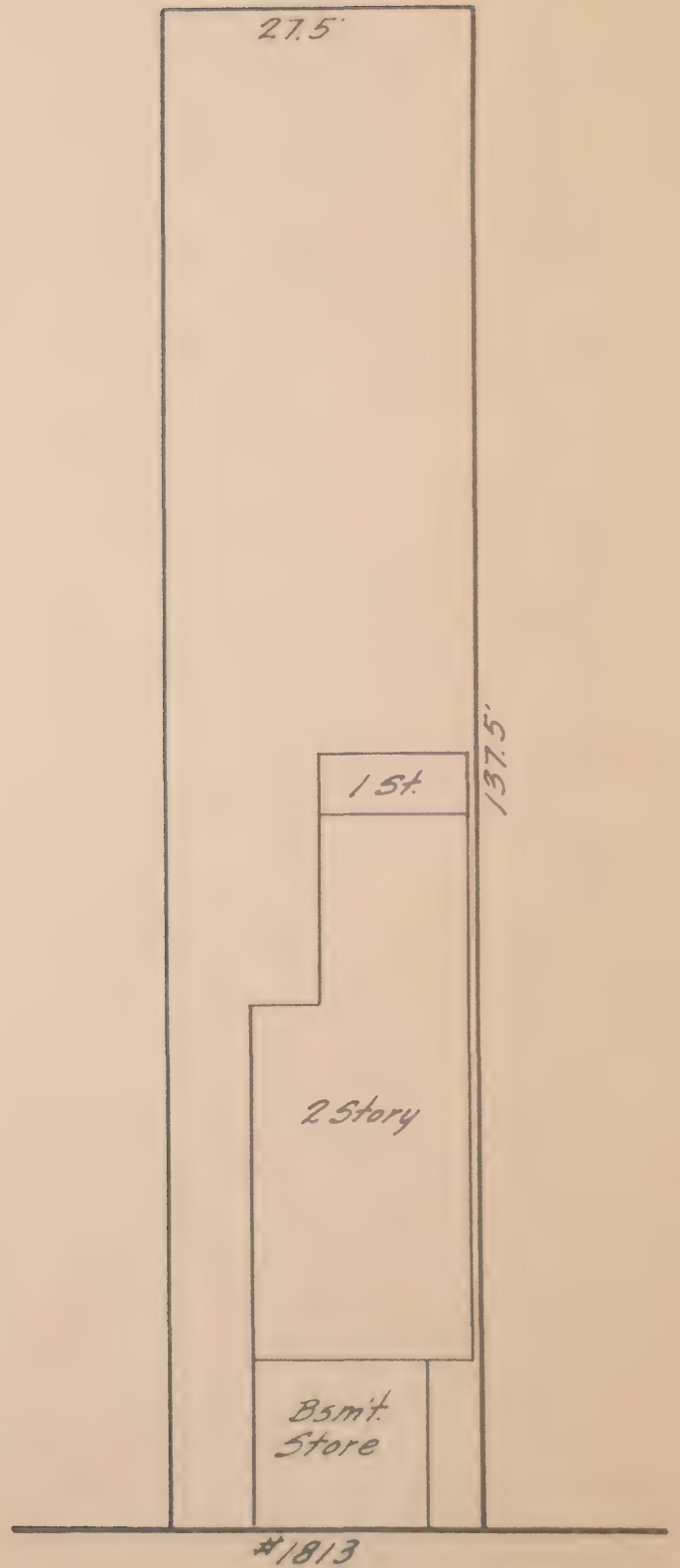
Sales Most Comparable	684-15; 686-14		
3,781	s.f. @ \$ 5.30	\$ 20,039 ✓	20,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-3	55		55	
1-3 & store	109		110	
			165 x 120	19,800 ✓

LAND	\$ 17,000
IMPROVEMENTS	2,500

MARKET VALUE OF PROPERTY \$ 19,500



SUTTER STREET



APPRAISAL

OWNER: Nobutaro Nishino et al
 PROPERTY ADDRESS: 1811 Sutter Street

PARCEL NO. 11-3 85-31
 DATE ACQ: 5-10-57

OWNER'S ADDRESS: 1811 Sutter Street

IRS: \$4.95
 CONSID: NS
 BEST USE: Apts.

ZONING: R-4

PRESENT USE: Single family

ASSESSED VALUE: Land \$ 1,690.00
 Impe. 400.00
 \$ 2,090.00

TAXES: \$ 173.68

LAND: DIMENSION 25 x 137.5 = 3,438 ✓

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 70 ±

2 st. single family home with bsmt. garage & storage space.
 1st flr. 3 rms., 2nd flr. 4 rms.

SUMMATION APPROACH:

Rounded to

Land 3,438 s.f. @ \$4.50
 Improvements 2,093 s.f. @ 1.00

\$ 15,500 ✓
 2,093 ✓
 17,593

\$17,600

MARKET COMPARISON:

Sales Most Comparable 662-8; 661-14
 3,438 s.f. @ \$ 5.00

\$ 17,190 ✓

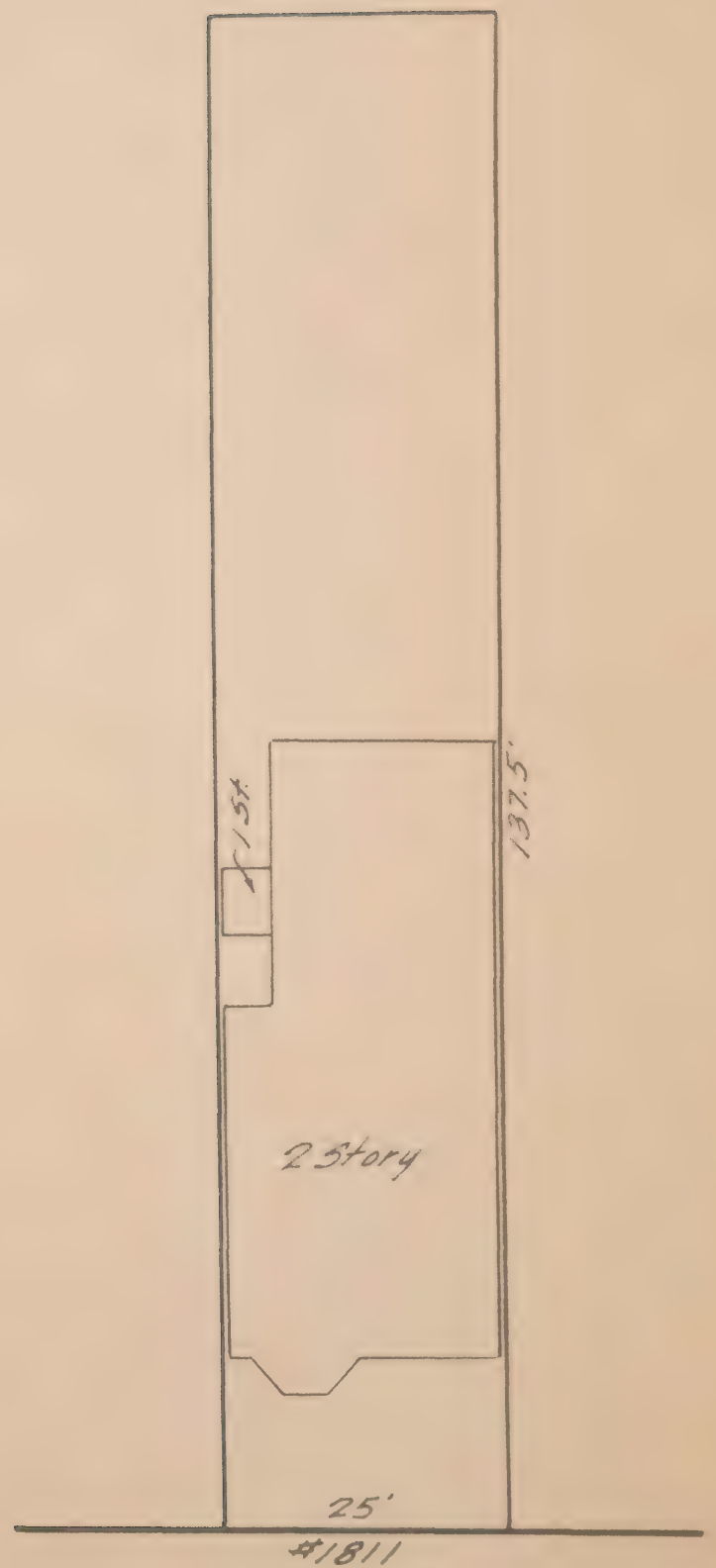
17,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND \$ 15,500
 IMPROVEMENTS 2,000

MARKET VALUE OF PROPERTY \$ 17,500



SUTTER STREET



APPRAISAL

OWNER: The Hotel Circle, S corporation
 PROPERTY ADDRESS: 1809 Sutter Street

PARCEL NO: 685-32
 DATE ACQ: 2-9-51

OWNER'S ADDRESS: 1809 Sutter Street

IRS: \$7.15
 CONSID: NS
 BEST USE: Apts.

ZONING: R-4 PRESENT USE: Rooming hse.

ASSESSED VALUE: Land \$ 1,690.00
 Imps. 400.00
 \$ 2,090.00

TAXES: \$ 173.68

LAND: DIMENSION 25 x 137.5 = 3,438 s.f.

IMPROVEMENTS: Condition Fair Effective Age 70

2 st. single family res. now used as clubroom on 1st flr.
 and sleeping rms. on 2nd flr. 1st flr. has 3 rms. and
 2nd flr. has 5 rms. Garage in basement.

SUMMATION APPROACH:

Rounded to

Land	3,438 s.f. @ \$4.50+	\$ 15,500	
Improvements	2,086 s.f. @ 1.00	2,086	
		17,586	\$17,600

MARKET COMPARISON:

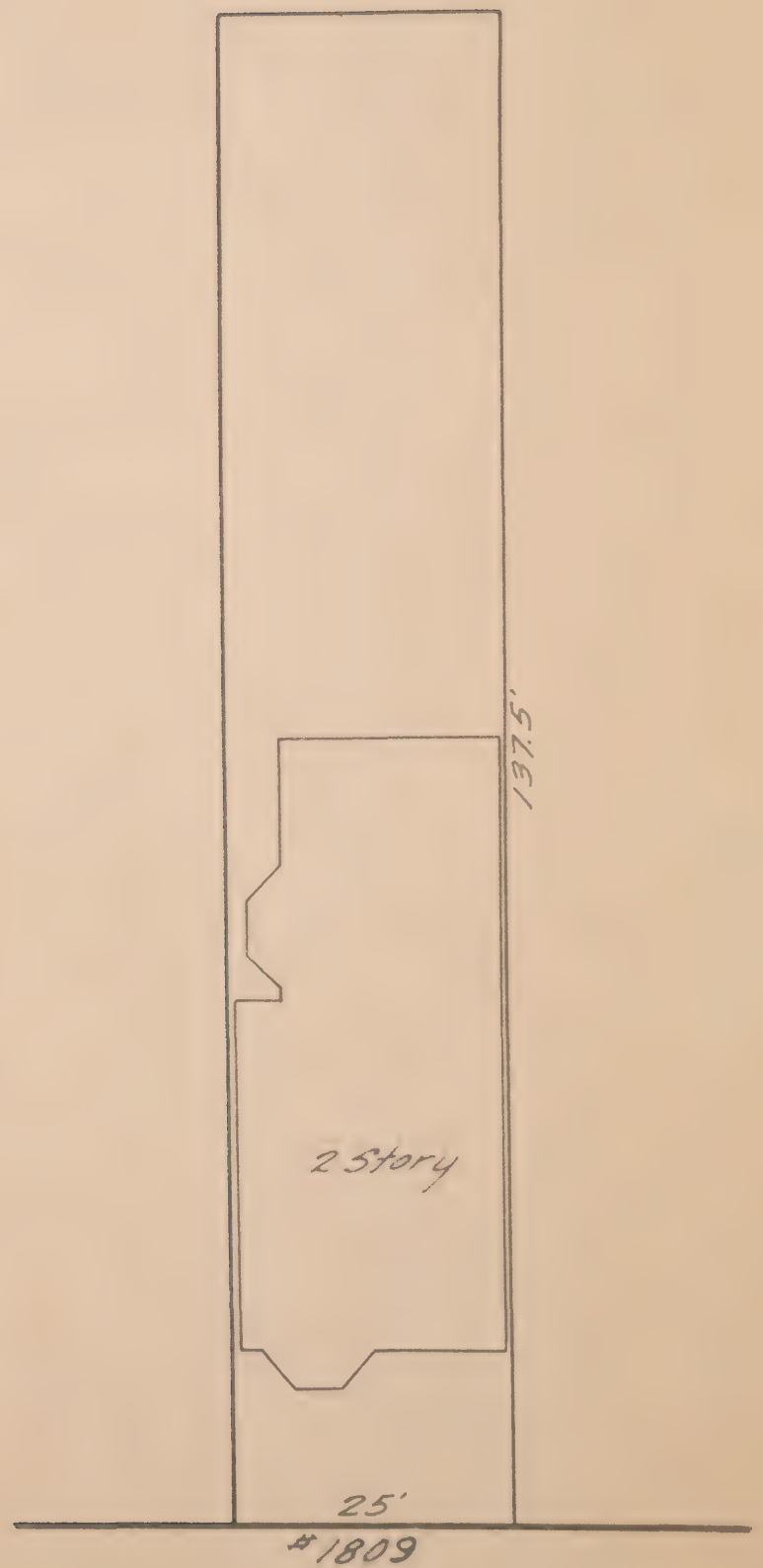
Sales Most Comparable	662-8; 661-14		
	3,438 s.f. @ \$ 5.00	\$ 17,190	17,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 15,500
IMPROVEMENTS	2,000

MARKET VALUE OF PROPERTY \$ 17,500



SUTTER STREET

*

8 0 0 0 0
5 6 5 0 0
1 7 5 0 0
1 1 5 0 0
5 1 5 0 0
5 7 5 0 0
1 2 8 0 0
2 8 0 0 0
5 6 0 0 0
2 7 5 0 0
2 5 0 0 0
6 1 0 0 0
7 2 0 0 0
2 5 0 0 0
2 1 5 0 0
2 1 5 0 0
2 5 5 0 0
4 5 5 0 0
2 0 0 0 0
3 5 0 0 0
2 1 0 0 0
2 5 5 0 0
4 9 0 0 0
2 4 0 0 0
2 4 0 0 0
2 9 0 0 0
3 0 0 0 0
2 5 0 0 0
5 1 0 0 0
5 6 0 0 0

1 0 8 5 3 0 0 *



BLOCK 686

	NAME	LAND	IMPS.	TOTAL
-1	Haye Someya et ux	56,000	24,000	80,000
-4	S.F. Cong. of Jehovah's Witnesses	7,500	49,000	56,500
-5	Charles Nieckarz	7,500	10,000	17,500
-6	Geo. L. Stimmler	7,500	4,000	11,500
-7	Geo. N. Crocker	16,000	35,500	51,500
-8	Osamu Seiki	15,000	42,500	57,500
-8A	Esther Stoff	8,500	4,300	12,800
-8B	Willbell Co., a partnership	13,000	15,000	28,000
-9	Yoshiye Ogawa et vir	15,500	40,500	56,000
-10	Consuelo G. Bullier	15,500	12,000	27,500
-11	Leroy Hogg	15,500	9,500	25,000
-12	Keith D. McKellop	31,000	30,000	61,000
-13	Masao Ashizawa et al	15,500	56,500	72,000
-14	Masao Ashizawa et al	15,500	9,500	25,000
-15	Suizu Sakai	13,000	8,500	21,500
-16	Tamatsu Sakai	10,500	11,000	21,500
-17	Lewis D. Gilbert	10,500	15,000	25,500
-18	Masao Ashizawa	17,000	28,500	45,500
-19	Hideo Nakai	10,500	9,500	20,000
-20	Masharu Tatsuno	13,000	22,000	35,000
-21	K.K.R. Enterprise Co.	15,500	5,500	21,000
-22	Harry N. Yamamoto	15,500	10,000	25,500
-23	Shoji Koga	21,000	28,000	49,000
-23A	Charles Fowler Jr.	18,000	6,000	24,000
-23B	James E. Manning	18,000	6,000	24,000
-24	Nobuo Joshua Mihara	21,000	8,000	29,000
-25	Japanese Amer.Citz.League	23,500	6,500	30,000
-25A	W.G. Steele	18,000	7,000	25,000
-26	H. Mainichi Inc.	21,000	30,000	51,000
-27	Osamu Seiki	28,000	28,000	56,000
		<u>\$513,500</u>	<u>\$571,800</u>	<u>\$1,085,300</u>



APPRAISAL

12-1

OWNER: Haye Someya et ux
 PROPERTY ADDRESS: 1701 Sutter Street

PARCEL NO. 686-1
 DATE ACQ: 4-18-56

OWNER'S ADDRESS: 691 29th Avenue

IRS: \$69.30
 CONSID: NS
 BEST USE: Apts.

ZONING: R-4 PRESENT USE: Com. garage

ASSESSED VALUE: Land \$ 8,190.00
 Impe. 11,500.00
 \$ 19,690.00

TAXES: \$ 1,636.24

LAND: DIMENSION 87.5 x 125 = 10,938

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 30

2 level brick bldgs. with a storage garage on lower level and repair garage on main level. 2-550 gallon underground tanks, 2 computer pumps.

SUMMATION APPROACH:

Rounded to

Land 10,938 s.f. @ \$5.12+
 Improvements 18,938 s.f. @ 1.50

\$ 56,000
 28,407
 84,408

\$84,400

MARKET COMPARISON:

Sales Most Comparable 666-26, -27; 666-6A
 10,938 s.f. @ \$ 7.00

\$ 76,566 ✓

76,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
700 (L)			700 x 110

77,000 ✓

LAND \$ 56,000
 IMPROVEMENTS 24,000

MARKET VALUE OF PROPERTY \$ 80,000

LAGUNA STREET

87.5'

1 Story

125'

#1701

SUTTER STREET



APPRAISAL

OWNER: S.F. Cong. of Jehovah's Witnesses
 PROPERTY ADDRESS: 1619 Laguna Street

PARCEL NO. 686-4
 DATE ACQ: 10-24-59

OWNER'S ADDRESS: 1619 Laguna Street

IRS: \$3.40
 CONSID: \$5300 (Land)
 BEST USE: Same

ZONING: R-4 PRESENT USE: Church

ASSESSED VALUE: Land \$ 1,290.00
 Imps. 7,800.00
 \$ 9,090.00

TAXES: \$ Exempt

LAND: DIMENSION 25 x 62.5 = 1,563 ✓

s.f.

IMPROVEMENTS: Condition Excellent Effective Age New

2 st. fr. bldg. with brick and stucco exterior. The main flr. has 2 restrooms, storeroom, lobby and small meeting room. The upper flr. is an auditorium seating about 175 persons.

SUMMATION APPROACH:

Rounded to

Land	1,563 s.f. @ \$4.80±	\$ 7,500 ✓	
Improvements			
Bldg. 3,140 s.f. @ \$12.50	\$39,250 ✓		
Special appointments	10,000		
		49,250	
		56,750	\$56,800

MARKET COMPARISON:

Sales Most Comparable

s.f. @ \$ \$

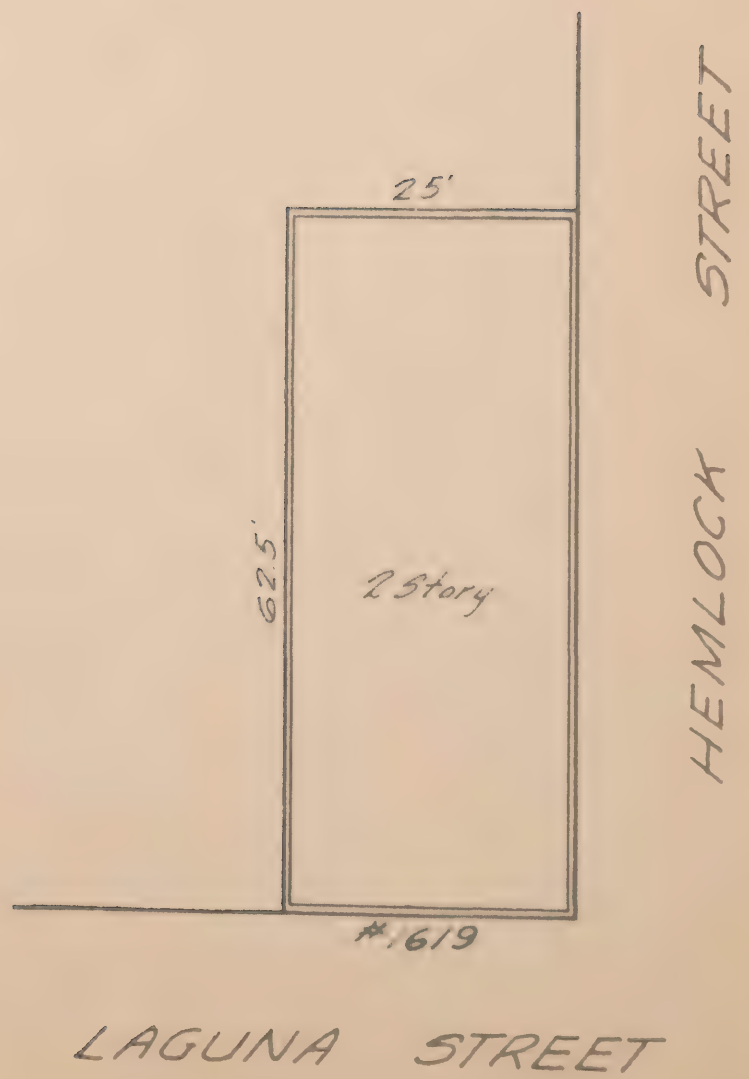
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
\$	\$	\$	\$

Sale reliance was placed upon replacement cost.

LAND	\$ 7,500
IMPROVEMENTS	49,000

MARKET VALUE OF PROPERTY \$ 56,500





APPRAISAL

12-29

OWNER: Charles Nieckarz
PROPERTY ADDRESS: 1613-17 Laguna Street

PARCEL NO. 686-5
DATE ACQ: 12-11-61

OWNER'S ADDRESS: 2168 Market Street

IRS: \$4.10
CONSID: \$18,500
BEST USE: Same

ZONING: R-4

PRESENT USE: Com. & apts.

ASSESSED VALUE: Land \$ 1,130.00
Impe. 1,650.00
\$ 2,780.00

TAXES: \$ 231.02

LAND: DIMENSION 25 x 62.5 = 1,563 ✓

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 70 =

High basement, 2 st. fr. bldg. with a store in bsmt. and 2-6 rm. flats above.

SUMMATION APPROACH:

Rounded to

Land	1,563 s.f. @ \$4.80+	\$ 7,500 ✓	
Improvements	3,630 s.f. @ 2.75	9,983 ✓	
		17,483	\$17,500

MARKET COMPARISON:

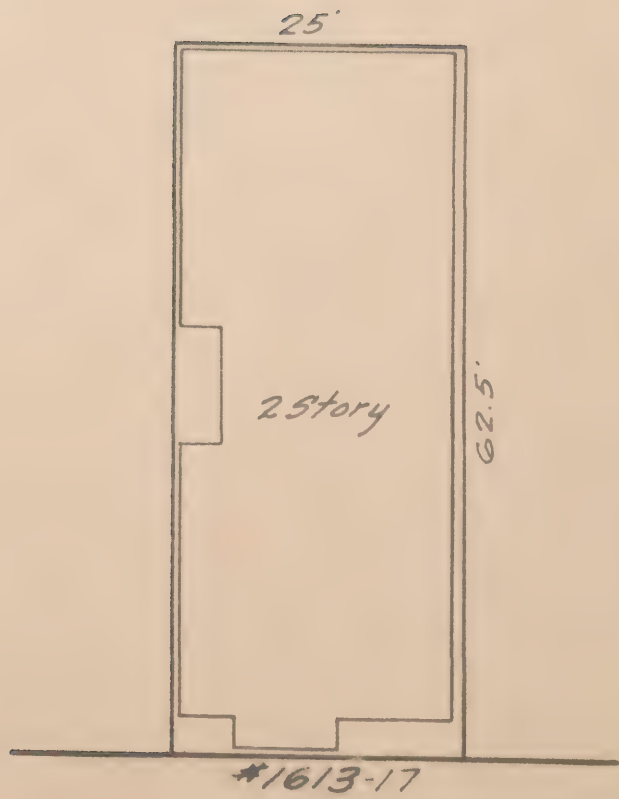
Sales Most Comparable 679-8; 687-25; 687-17A
1,563 s.f. @ \$ 11.00 \$ 17,193 ✓ 17,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Shop	35	50	50	
2-6 rm.	Vacant	75	150	
			200 x 90	18,000

LAND	\$ 7,500
IMPROVEMENTS	10,000

MARKET VALUE OF PROPERTY \$ 17,500 ✓



LAGUNA STREET



APPRAISAL

12-28

OWNER: Geo. L. Stimmler et ux
PROPERTY ADDRESS: 1611 Laguna Street

PARCEL NO. 686-6
DATE ACQ: 8-17-61

OWNER'S ADDRESS: Unknown

IRS: \$6.15
CONSID: \$11,200
BEST USE: Same

ZONING: R-4 PRESENT USE: Res.

ASSESSED VALUE: Land \$ 1,130.00
Impr. 1,200.00
\$ 2,330.00

TAXES: \$ 193.62

LAND: DIMENSION 25 x 62.5 = 1,563 ✓

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 50

High basement, 2 st. fr. bldg. with abandoned shop below and 7 room residence above.

SUMMATION APPROACH:

Rounded to

Land 1,563 s. f. @ \$4.80+
Improvements 1,802 s. f. @ 2.00

\$ 7,500
3,604 ✓
11,104

\$11,100

MARKET COMPARISON:

Sales Most Comparable 662-24; 687-33; 677-36
1,563 s. f. @ \$ 7.25

\$ 11,332

11,300

INCOME APPROACH:

Units Actual
A11 \$ 125

Fair
\$

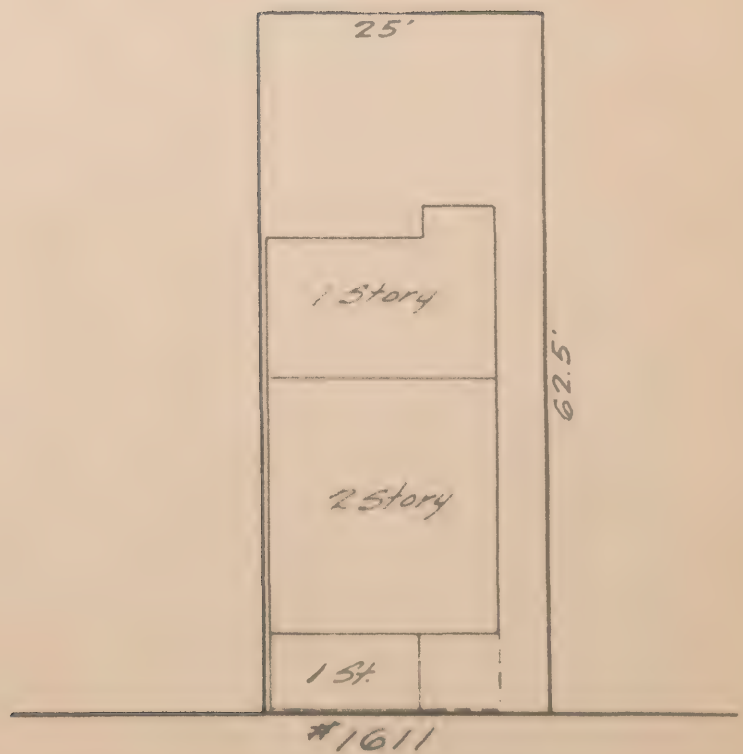
Total Monthly
\$ 125 x 100

12,500 ✓

LAND
IMPROVEMENTS

\$ 7,500
4,000

MARKET VALUE OF PROPERTY \$ 11,500



LAGUNA STREET



APPRAISAL

12-27

OWNER: Geo. N. Crocker
 PROPERTY ADDRESS: 1603-09 Laguna &
 1600-06 Post Streets
 OWNER'S ADDRESS: 2785 Jackson Street

PARCEL NO. 686-7
 DATE ACQ: 3-11-49

IRS: No
 CONSID: N.S.
 BEST USE: Same

ZONING: R-4 PRESENT USE: Com. & apt.

ASSESSED VALUE: Land \$ 3,260.00
 Imps. 5,400.00
 \$ 8,660.00

TAXES: \$ 719.64

LAND: DIMENSION 50 x 62.5 = 3,125 ✓ s.f.

IMPROVEMENTS: Condition Good-to-fair Effective Age 60 ±

3 st. fr. bldg. with 4 stores on 1st flr. and 2-6 rm. flats
 on ea. of the other 2 flrs.

SUMMATION APPROACH:

Rounded to

Land 3,125 s.f. @ \$5.12± \$16,000

Improvements

Shops 3,002 s.f. @ \$4.00 \$12,008 ✓
 8,069 s.f. @ 2.50 20,173 ✓

32,181
 48,181

\$48,200

MARKET COMPARISON:

Sales Most Comparable 684-21; 678-8; 666-12
 3,125 s.f. @ \$ 16.50

\$ 51,563 ✓

51,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Beauty Shop	Refused		75
Store	140		150
Cafe	Refused		100
Barber Shop	Refused		50
2-6 rm.	70		170
1-6 rm.	85		85
1-6 rm.	Vacant		85

715 x 72 =

51,480 ✓

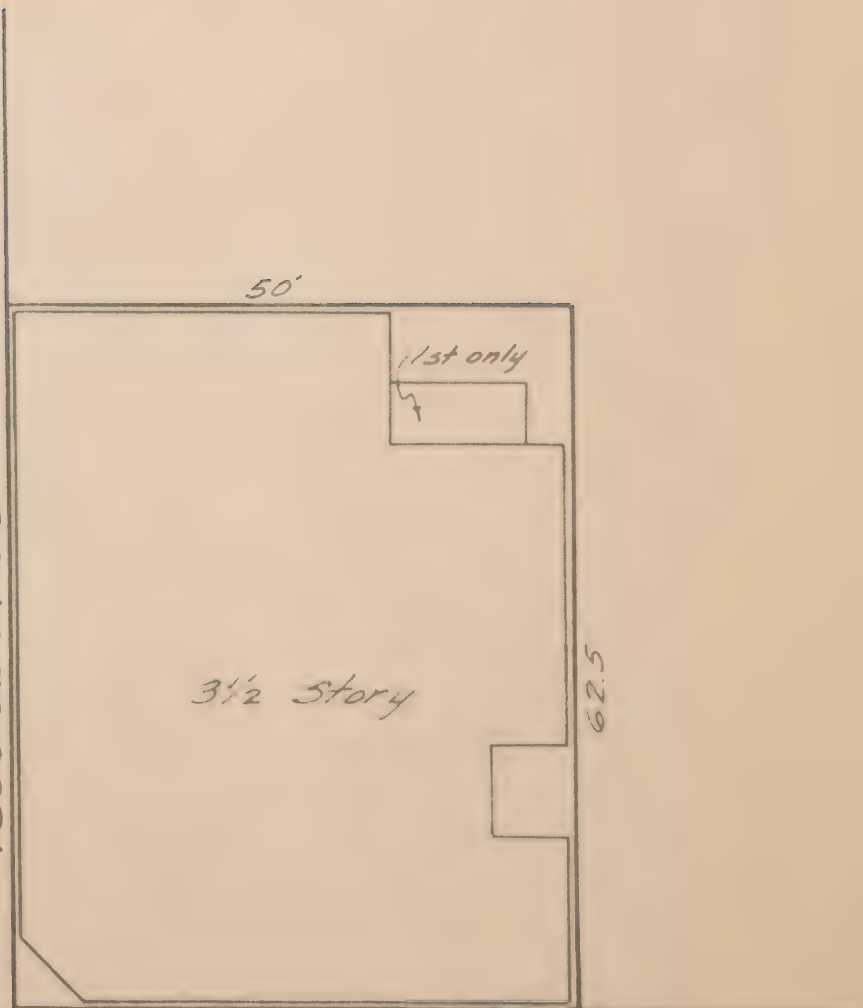
51,500

LAND \$ 16,000
 IMPROVEMENTS 35,500

MARKET VALUE OF PROPERTY \$ 51,500

POST STREET

#1600-02-04-06



#1603-07-09

LAGUNA STREET



APPRAISAL

12-26

OWNER: Osamu Seiki et al
PROPERTY ADDRESS: 1620 Post Street

PARCEL NO. 686-8
DATE ACQ: 12-12-61

OWNER'S ADDRESS: 1640 Post Street

IRS: No
CONSID: \$12,500(Land)
BEST USE: Same

ZONING: C-2 PRESENT USE: Com. & Flat

ASSESSED VALUE: Land \$ 1,570.00
Impe. -
\$ 1,570.00

TAXES: \$ 130.46

LAND: DIMENSION Irregular - 3,192

s. f.

IMPROVEMENTS: Condition Excellent

Effective Age New ±

A new Class C building under construction at time of appraisal.
To be a store and storage.

SUMMATION APPROACH:

Rounded to

Land 3,192 s.f. @ \$4.69±
Improvements (Construction contract)

\$ 15,000 ✓
42,500

\$57,500

MARKET COMPARISON:

Sales Most Comparable

s. f. @ \$

\$

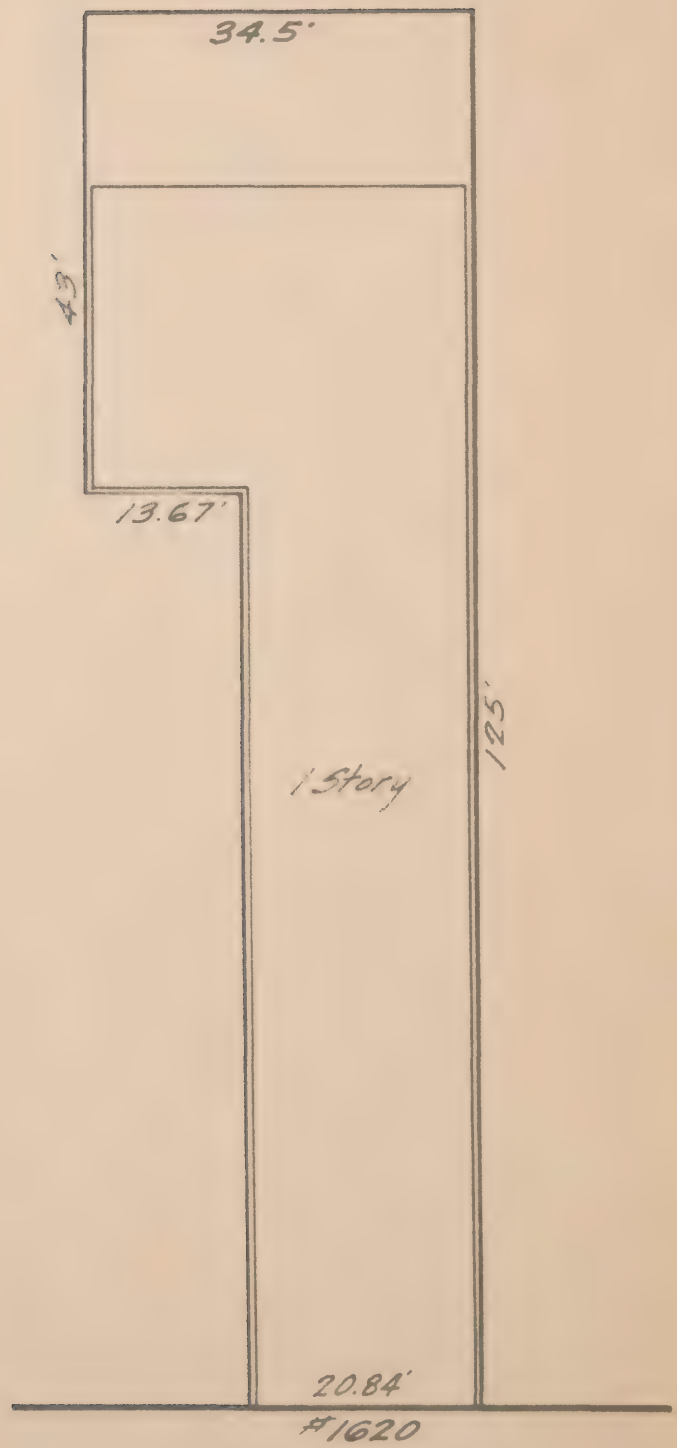
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
\$	\$	\$	\$

Reliance was placed upon cost approach.

LAND	\$ 15,000
IMPROVEMENTS	<u>42,500</u>

MARKET VALUE OF PROPERTY \$ 57,500



POST STREET

APPRAISAL

12-25

OWNER: Esther Stoff
PROPERTY ADDRESS: 1624 Post Street

PARCEL NO. 686-8A
DATE ACQ: 4-17-52

OWNER'S ADDRESS: 814-38th Avenue

IRS:
CONSID: NS
BEST USE: Com.

ZONING: C-2 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,190.00
Impe. 650.00
\$ 1,840.00

TAXES: \$ 152.90

LAND: DIMENSION Irregular - 1,837 s.f.

IMPROVEMENTS: Condition Poor Effective Age 70 ±

High basement, 2 st. fr. bldg. with basement storage and an 8-rm. residence up.

SUMMATION APPROACH:

Rounded to

Land	1,837 s.f. @ \$4.62+	\$ 8,500	
Improvements	2,095 s.f. @ 2.00	4,190	
		12,690	\$12,700

MARKET COMPARISON:

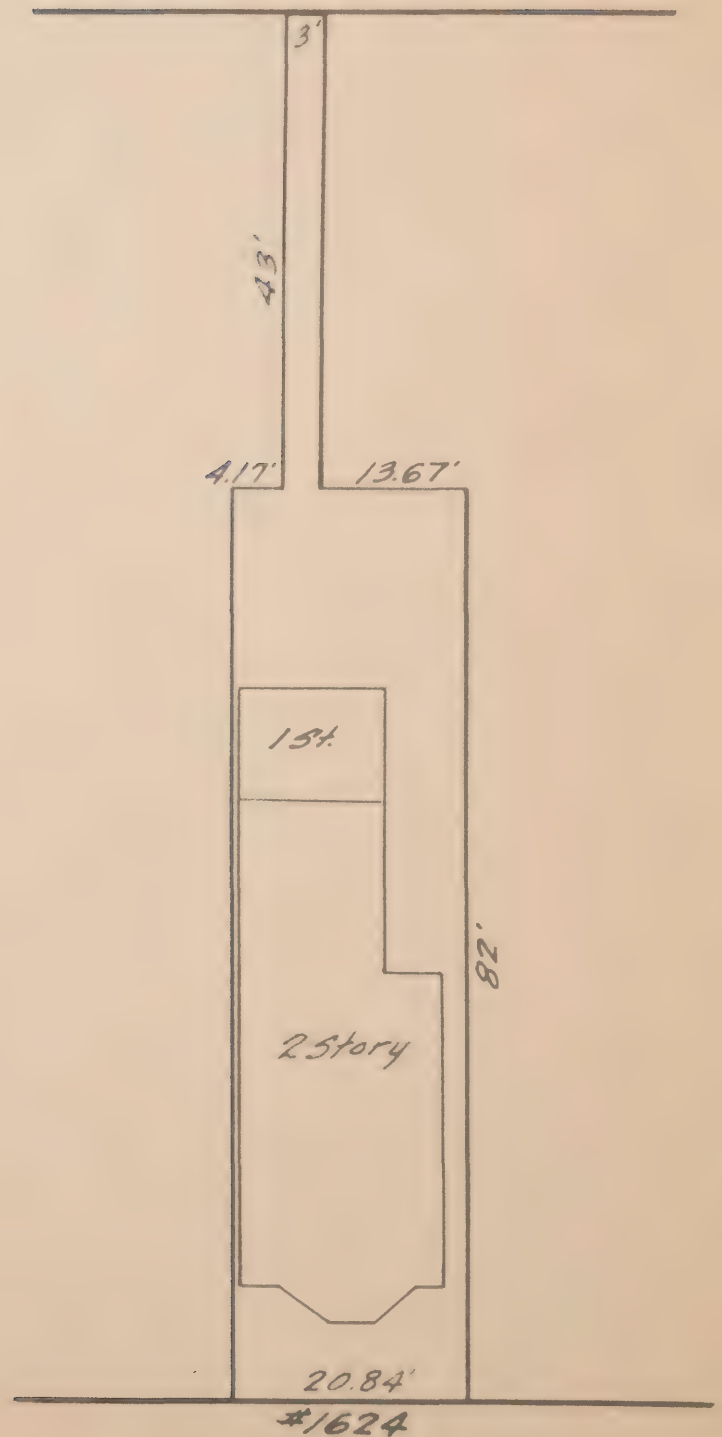
Sales Most Comparable	677-36; 687-33; 686-6		
	1,837 s.f. @ \$ 7.00	\$ 12,859 ✓	12,900

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 8,500
IMPROVEMENTS	4,300
MARKET VALUE OF PROPERTY	\$ 12,800

HEMLOCK STREET



POST STREET

APPRAISAL

12-24

OWNER: Willbell Co., a partnership
 PROPERTY ADDRESS: 1628-30 Post & 607 Hemlock
 PARCEL NO. 686-8B
 DATE ACQ: 2-15-60

OWNER'S ADDRESS: Unknown
 ZONING: C-2
 PRESENT USE: Com. & Res.
 IRS: No
 CONSID: NS
 BEST USE: Same

ASSESSED VALUE: Land \$ 1,460.00
 Imps. 2,200.00
 \$ 3,660.00
 TAXES: \$ 304.14

LAND: DIMENSION Irregular - 2,783 s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 50 ±
 70

Front - 2 st. fr. and stucco bldg. used as bar and restaurant.
 Rear - 1 st. res. of 3 rms. with storage in basement.

SUMMATION APPROACH: Rounded to

Land	2,783 s.f. @ \$4.67±	\$ 13,000	
Improvements			
Front	2,720 s.f. @ \$5.00	\$13,600	
Rear	800± s.f. @ 3.00	<u>2,400</u>	
			<u>16,000</u>
			\$29,000

MARKET COMPARISON:

Sales Most Comparable 678-8; 677-7; 684-22
 2,783 s.f. @ \$ 10.00 \$ 27,830 27,800

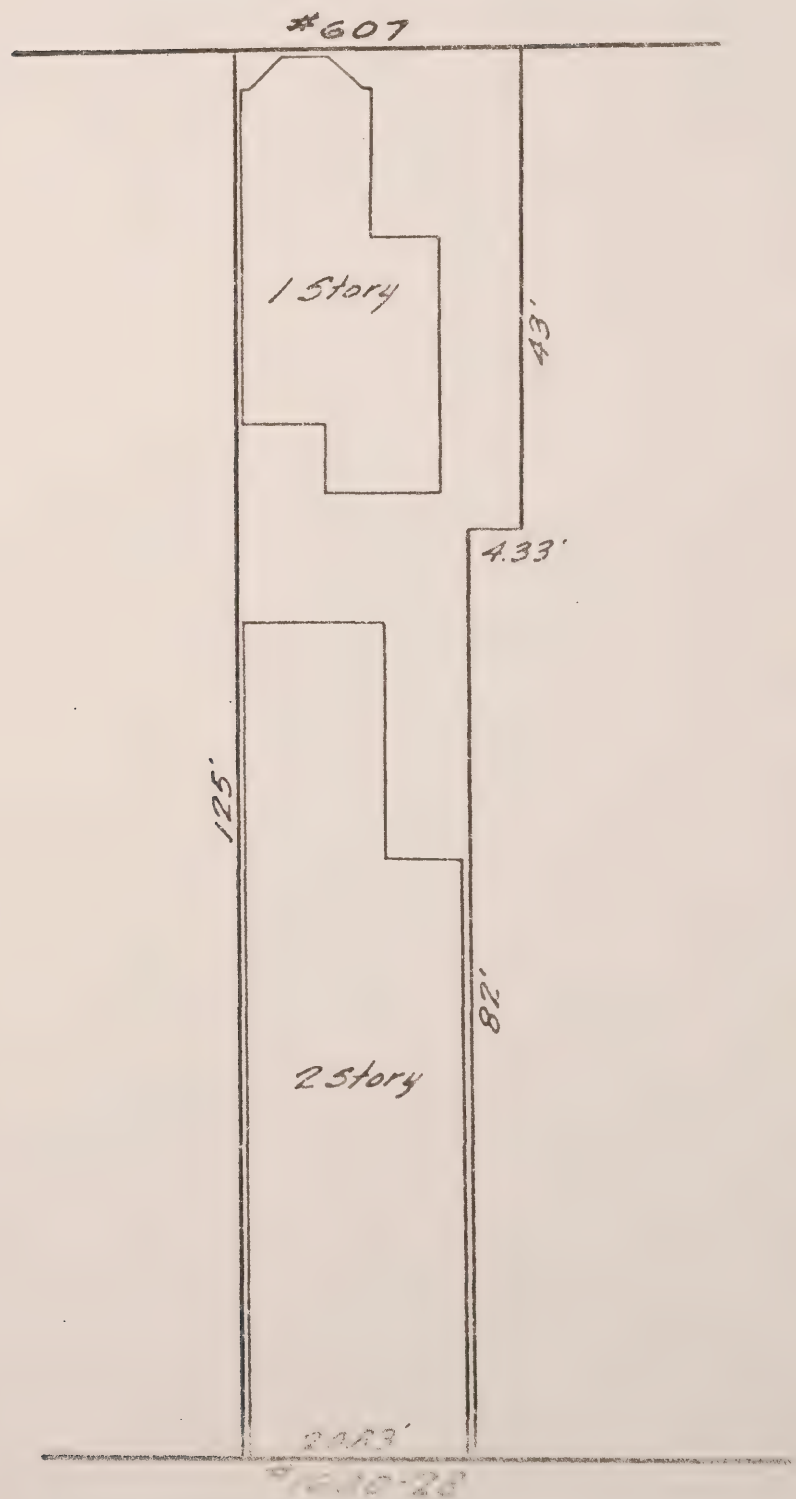
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$ 400	\$	\$ 400 x 72	28,800

LAND \$ 13,000
 IMPROVEMENTS 15,000

MARKET VALUE OF PROPERTY \$ 28,000

HEMLOCK STREET



POST STREET



APPRAISAL

12-23

OWNER: Yoshiye Ogawa et vir
PROPERTY ADDRESS: 1632-36 Post Street

PARCEL NO. 686-9
DATE ACQ: 12-13-57

OWNER'S ADDRESS: 1632 Post Street

IRS: No
CONSID: NS
BEST USE: Same

ZONING: C-2

PRESENT USE: Com. & Offices

ASSESSED VALUE: Land \$ 1,710.00
Imps. 12,350.00
\$ 14,060.00

TAXES: \$ 1,168.38

LAND: DIMENSION 25 x Irregular = 3,281 s.f.

IMPROVEMENTS: Condition Excellent Effective Age 3 ±

3 st. fr. and stucco bldg. with laundramat on main flr.,
offices on 2nd and a 4-rm. apt. on the 3rd flr.

SUMMATION APPROACH:

Rounded to

Land	3,281 s.f. @ \$4.72±	\$ 15,500 ✓	
Improvements			
Building	4,500 s.f. @ \$9.00	40,500 ✓	
(Laundry equipment treated as personalty)			\$56,000

MARKET COMPARISON:

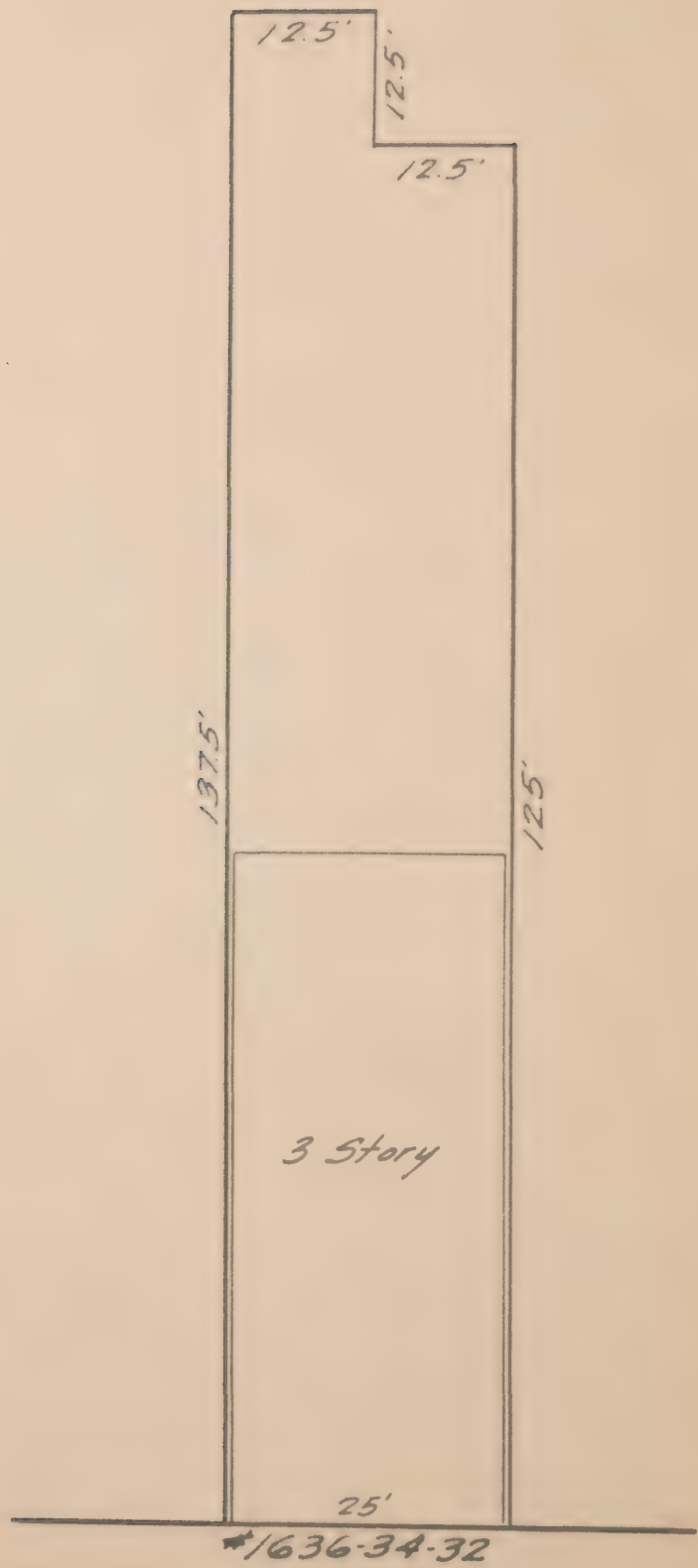
Sales Most Comparable	674-7, -8 (Land sale impls by replacement)		
3,281	s.f. @ \$ 17.00	\$ 55,777 ✓	55,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store (L)	200		200	
Office	185		185	
Apt. Owner			125	
			510 x 110	56,100 ✓

LAND	\$ 15,500
IMPROVEMENTS	40,500
	<hr/>

MARKET VALUE OF PROPERTY \$ 56,000



POST STREET



APPRAISAL

12-22

OWNER: Consuelo Girardin Bullier et al
PROPERTY ADDRESS: 1640-42 Post Street

PARCEL NO. 686-10
DATE ACQ:

OWNER'S ADDRESS: 487 -16th Ave.

IRS:
CONSID: NS
BEST USE: Same

ZONING: C-2

PRESENT USE: Com. & apt.

ASSESSED VALUE: Land \$ 1,690.00
Imps. 2,600.00
\$ 4,290.00

TAXES: \$ 356.50

LAND: DIMENSION 25.08 x 137.5 = 3,449 ✓ s.f.

IMPROVEMENTS: Condition Good - Store Effective Age 50 ±
Poor - Flats

3 st. fr. bldg. with a store on main flr. and 2 flats upstairs.
There is a corrugated metal warehouse on the back of the lot.

SUMMATION APPROACH:

Rounded to

Land	3,449 s.f. @ \$4.49±	\$ 15,500 ✓	
Improvements			
Main flr.	1,675 s.f. @ \$2.50	\$4,188 ✓	
Apts.	2,568 s.f. @ 2.00	5,136 ✓	
Shed	1,388 s.f. @ 1.00	1,388	
		<u>10,712</u> ✓	
		26,212	\$26,200

MARKET COMPARISON:

Sales Most Comparable 678-8; 677-7; 684-22
3,449 s.f. @ \$ 8.00

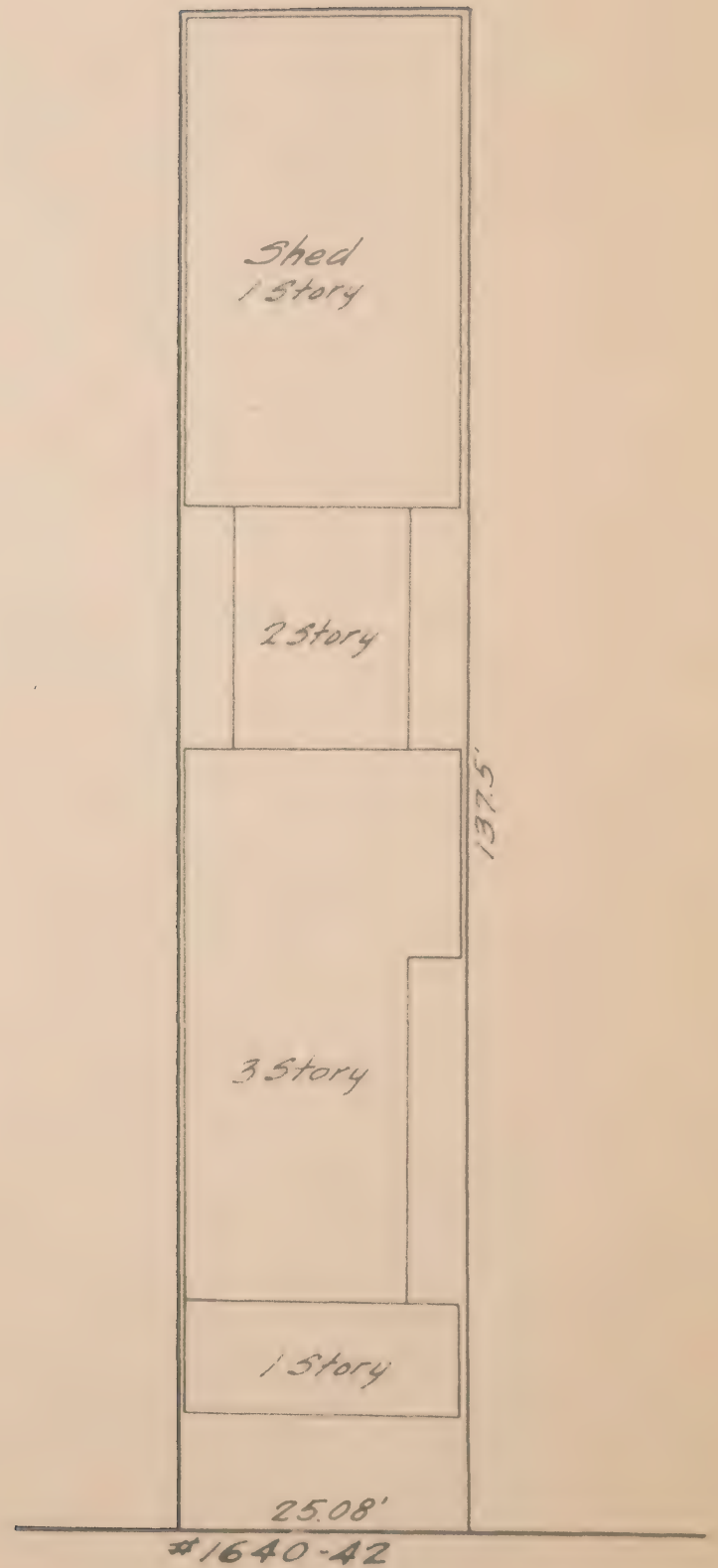
\$ 27,592 27,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
Store (L)	\$ 195	\$	\$ 195	
2 apts.	?		130	
			<u>325</u> × 85 =	
			27,625 ✓	27,600

LAND	\$ 15,500
IMPROVEMENTS	12,000

MARKET VALUE OF PROPERTY \$ 27,500



POST STREET



APPRAISAL

12-21

OWNER: Leroy Hogg et ux
PROPERTY ADDRESS: 1644-46 Post Street

PARCEL NO. 686-11
DATE ACQ: 6-29-60

OWNER'S ADDRESS: 1644 Post Street

IRS: No
CONSID: Gift
BEST USE: Same

ZONING: C-2

PRESENT USE: Store & apts.

ASSESSED VALUE: Land \$ 1,680.00
Imps. 1,900.00
\$ 3,580.00

TAXES: \$ 218.56

LAND: DIMENSION 24.92 x 137.5 = 3,427 ✓ s.f.

IMPROVEMENTS: Condition Fair

Effective Age 50 ±

High basement, 2 st. fr. bldg. with a shop in basement and 2 flats on upper flrs.

SUMMATION APPROACH:

Rounded to

Land 3,427 s.f. @ \$4.52+
Improvements 4,666 s.f. @ 2.00

\$ 15,500 ✓
9,332 ✓
24,832

\$24,800

MARKET COMPARISON:

Sales Most Comparable 678-8; 677-7; 684-22
3,427 s.f. @ \$ 7.50

\$ 25,703 ✓

25,700

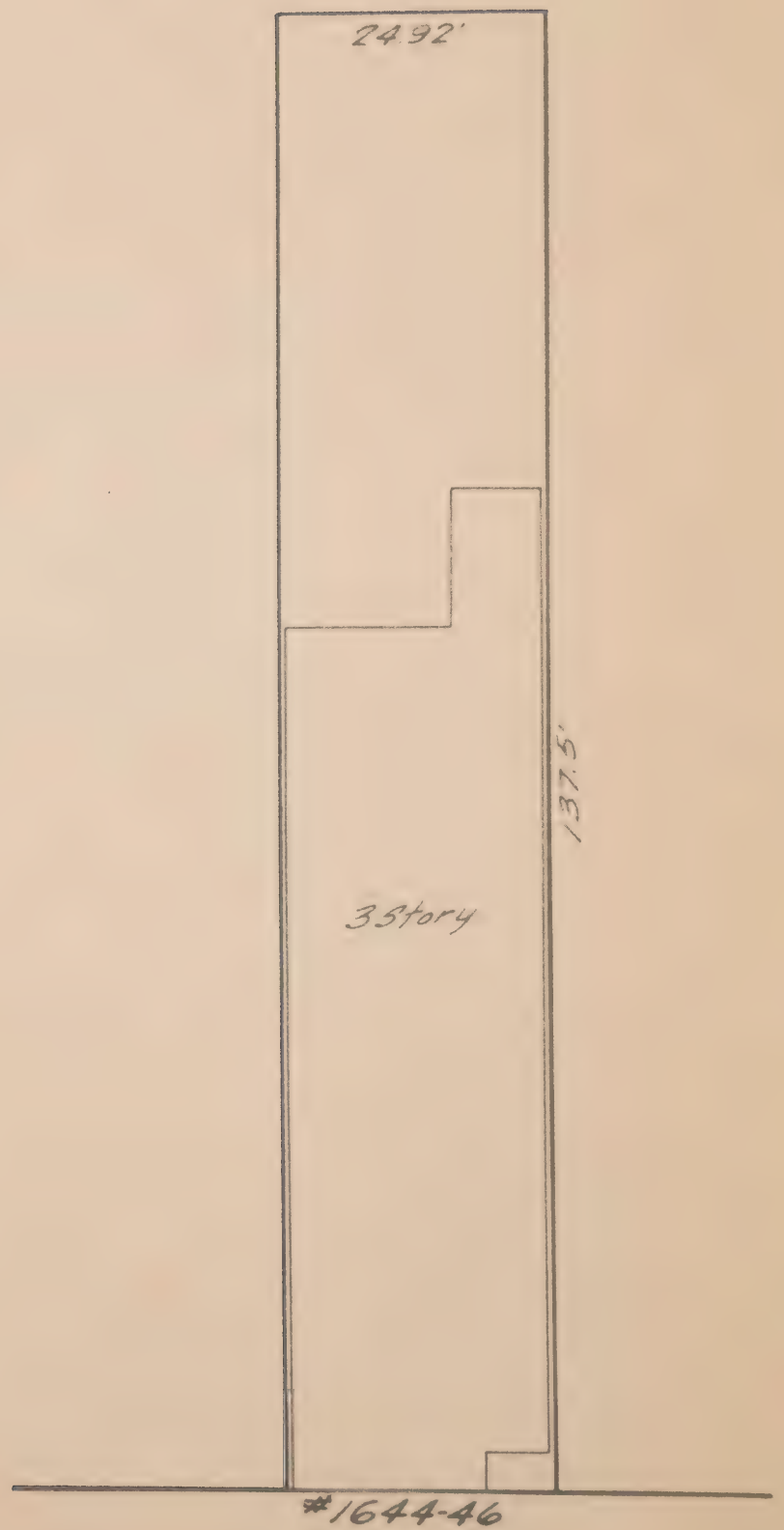
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Shop	?		50
Apt.	60		70
Apt.	?		75
			195 x 120

23,400 ✓

LAND \$ 15,500
IMPROVEMENTS 9,500

MARKET VALUE OF PROPERTY \$ 25,000



POST STREET



APPRAISAL

12-20

OWNER: Keith D. McKellop et al
PROPERTY ADDRESS: 1650-56 Post Street

PARCEL NO. 686-12
DATE ACQ:

OWNER'S ADDRESS: Unknown

IRS:
CONSID: NS
BEST USE: Same

ZONING: C-2 PRESENT USE: Com.

ASSESSED VALUE: Land \$ 3,380.00
Imps. 11,850.00
\$ 15,230.00

TAXES: \$ 1,265.62

LAND: DIMENSION 50 x 137.5 = 6,875 ✓ s. f.

IMPROVEMENTS: Condition Good-to-fair Effective Age 30 ±

2 st. fr. and stucco bldg. with a store on main flr. and catering restaurant on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	6,875 s. f. @ \$4.51±	\$ 31,000 ✓	
Improvements	7,570 s. f. @ 4.00	30,280 ✓	
		<u>61,280</u>	\$61,300

MARKET COMPARISON:

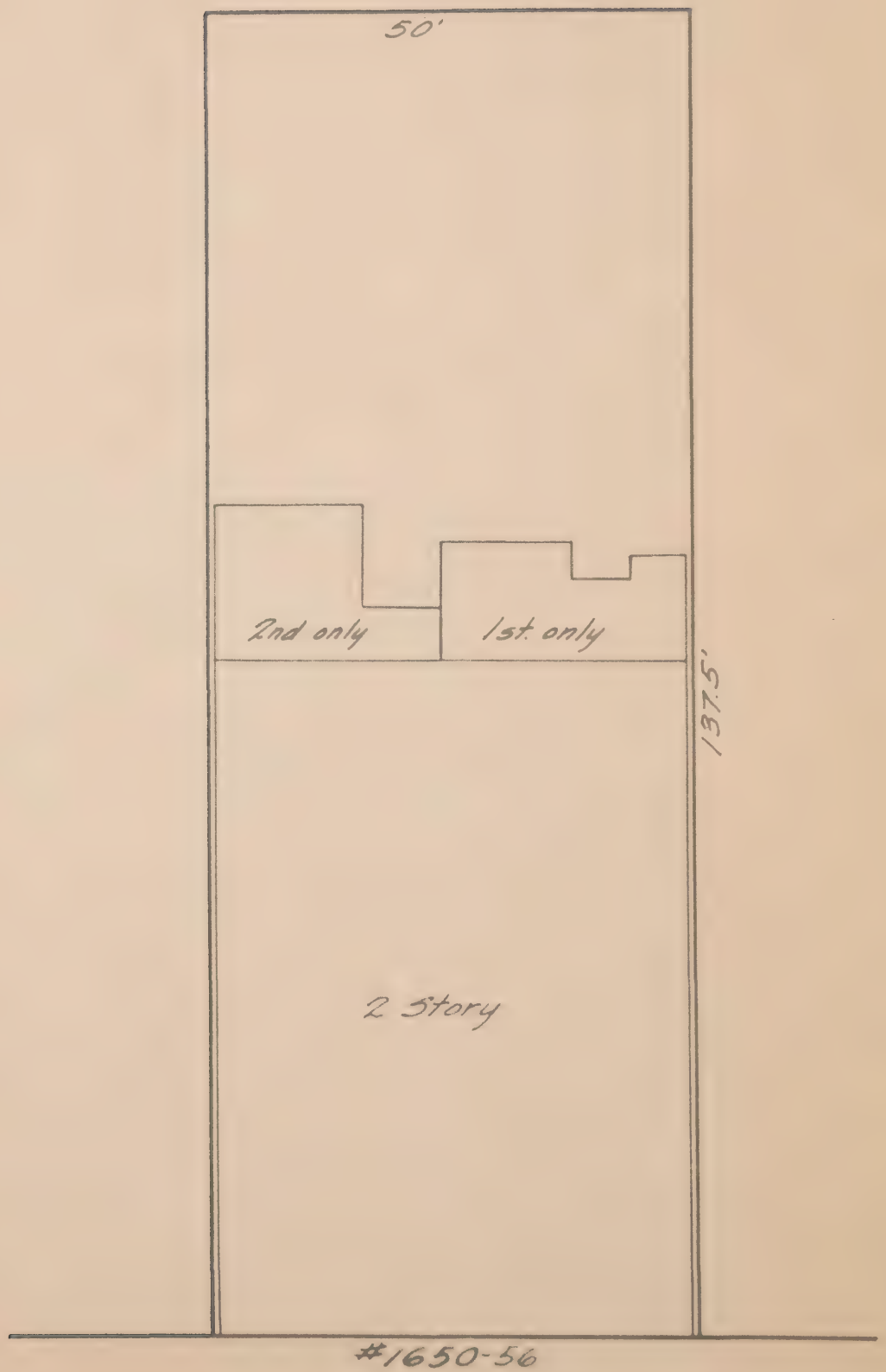
Sales Most Comparable	671-4; 689-2		
	6,875 s. f. @ \$9.00	\$ 61,875 ✓	61,900

INCOME APPROACH:

	Units	Actual \$	Fair \$	Total Monthly \$	
Main (L)	300			300	
Upper	150			200	
				<u>500</u> x 120	60,000 ✓

LAND	\$ 31,000
IMPROVEMENTS	30,000
	<hr/>

MARKET VALUE OF PROPERTY \$ 61,000



POST STREET



APPRAISAL

12-19

OWNER: Masao Ashizawa et al
PROPERTY ADDRESS: 1660-64 Post Street

PARCEL NO. 686-13
DATE ACQ: 10-10-56

OWNER'S ADDRESS: 1698 Post Street

IRS: \$12.65
CONSID: NS
BEST USE: Same

ZONING: C-2

PRESENT USE: Com. & Res.

ASSESSED VALUE: Land \$ 1,690.00
Imps. 17,900.00
\$ 19,590.00

TAXES: \$ 1,627.92

LAND: DIMENSION 25 x 137.5 = 3,438 ✓ s.f.

IMPROVEMENTS: Condition Excellent Effective Age 3 ±

3 st. fr. and stucco bldg. with a store on main flr. and a 9-rm. res. on the 2nd and 3rd flr.

SUMMATION APPROACH:

Rounded to

Land	3,438 s.f. @ \$4.51±	\$ 15,500 ✓
Improvements		
Store 2,558 s.f. @ \$5.00	\$12,790 ✓	
Res. 2,916 s.f. @ 15.00	43,740 ✓	
		56,530
		72,030

\$72,000

MARKET COMPARISON:

Sales Most Comparable

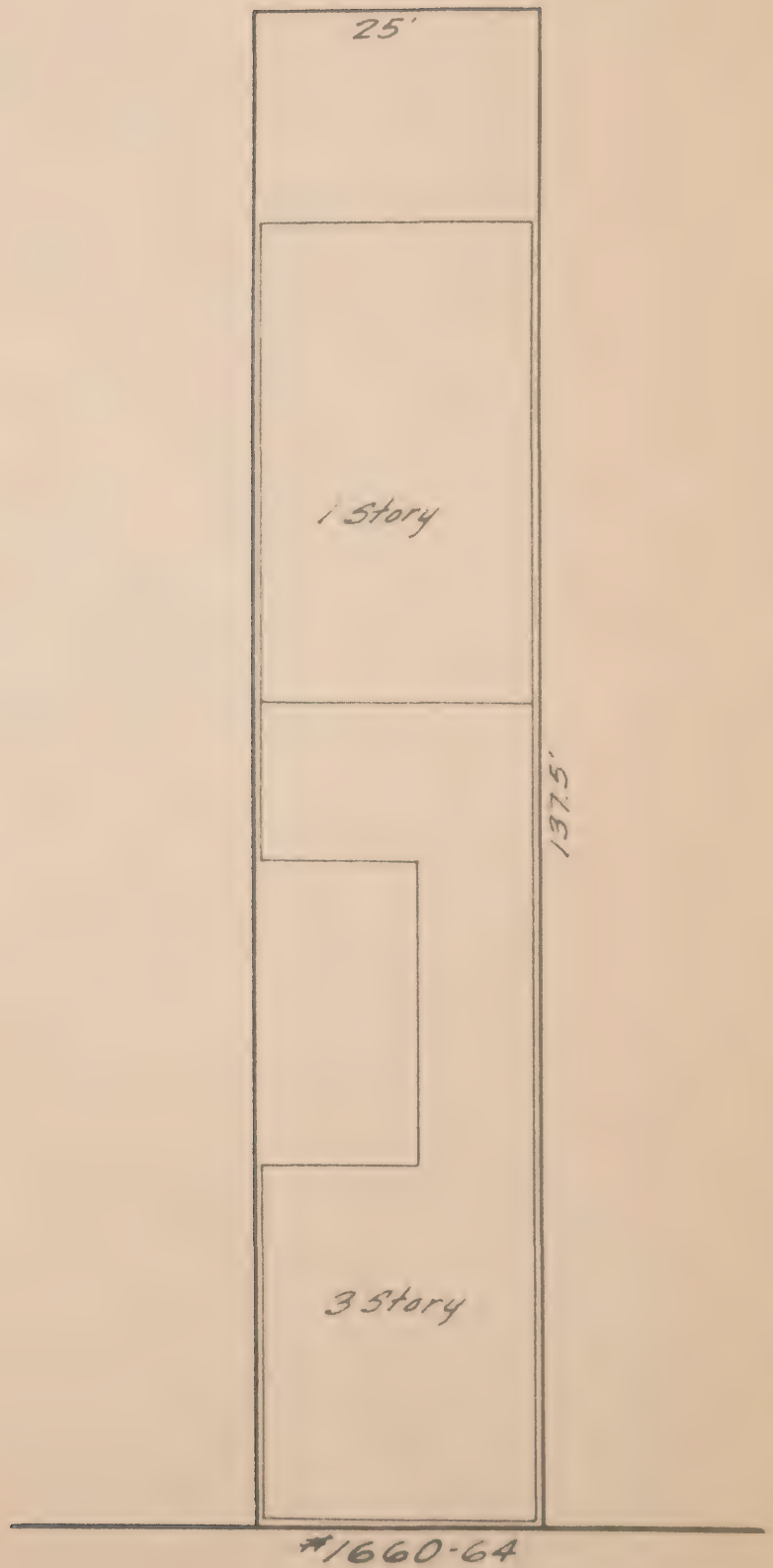
s.f. @ \$ \$

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
\$	\$	\$	\$

The owner reported that the total cost was \$75,000. The living room was imported from Japan and installed by imported carpenters. The building has 5 baths and an electric kitchen. There are 3 hot water tanks and 2-80,000 BTU furnaces.

LAND	\$ 15,500
IMPROVEMENTS	56,500
	<hr/>
MARKET VALUE OF PROPERTY \$	72,000



POST STREET



APPRAISAL

12-18

OWNER: Masao Ashizawa et al
PROPERTY ADDRESS: 1672 Post Street

PARCEL NO. 686-14
DATE ACQ: 10-8-59

OWNER'S ADDRESS: 1698 Post Street

IRS: \$25.25
CONSID: \$23,500
BEST USE: Same

ZONING: C-2

PRESENT USE: Com. & flats

ASSESSED VALUE: Land \$ 1,690.00
Impe. 2,100.00
\$ 3,790.00

TAXES: \$ 314.94

LAND: DIMENSION 25 x 137.5 = 3,438✓

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 60 ±

High basement, 2 st. fr. and stucco bldg. with a shop and storage in basement and 2 flats above.

SUMMATION APPROACH:

Rounded to

Land 3,438 s.f. @ \$4.51±
Improvements 3,596 s.f. @ 2.50

\$ 15,500 ✓
8,990 ✓
24,490

\$24,500

MARKET COMPARISON:

Sales Most Comparable 678-8; 677-7; 684-22
3,438 s.f. @ \$ 7.50

\$ 25,785 ✓

25,800

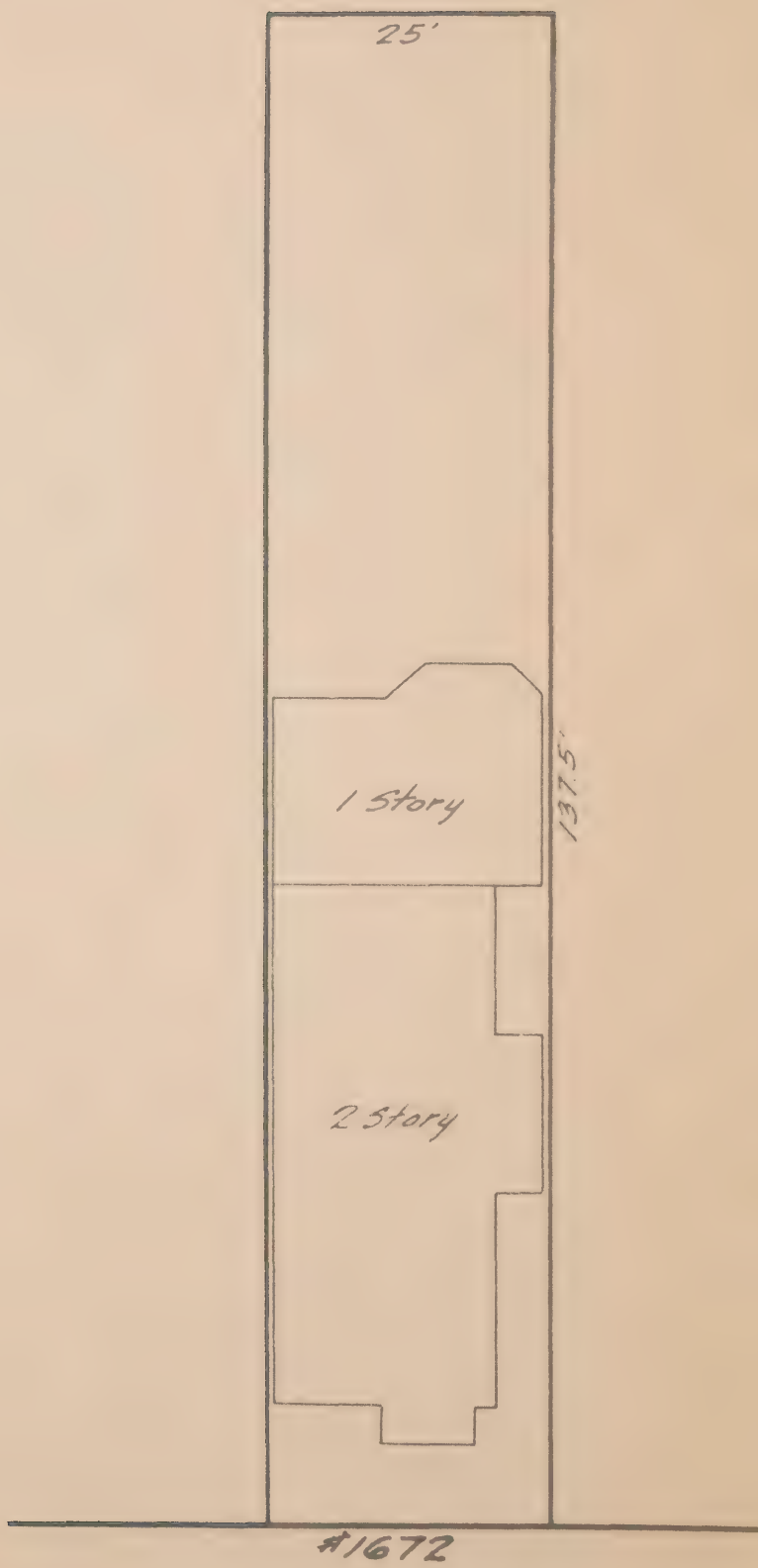
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Shop	50		50
2-flats	?	@ \$85	170
Storage			50
			270 x 90

24,300 ✓

LAND \$ 15,500
IMPROVEMENTS 9,500

MARKET VALUE OF PROPERTY \$ 25,000



POST STREET



APPRAISAL

12-17

OWNER: Suizu Sakai
PROPERTY ADDRESS: 1676-78 Post Street

PARCEL NO. 686-15
DATE ACQ: 1-15-36

OWNER'S ADDRESS: 1684 Post Street

IRS:
CONSID: NS
BEST USE: Same

ZONING: C-2

PRESENT USE: Store & apt.

ASSESSED VALUE: Land \$ 1,580.00
Imps. 1,800.00
\$ 3,380.00

TAXES: \$ 280.88

LAND: DIMENSION 25 x 112.5 = 2,813 s.f. ✓

IMPROVEMENTS: Condition Fair Effective Age 70 ±

High basement, 2 st. fr. bldg. with a cafe in basement and living quarters up. Owner refused entry.

SUMMATION APPROACH:

Rounded to

Land	2,813 s.f. @ \$4.62±	\$ 13,000	
Improvements	3,716 s.f. @ 2.25	8,361	
		<u>21,361</u>	\$21,400

MARKET COMPARISON:

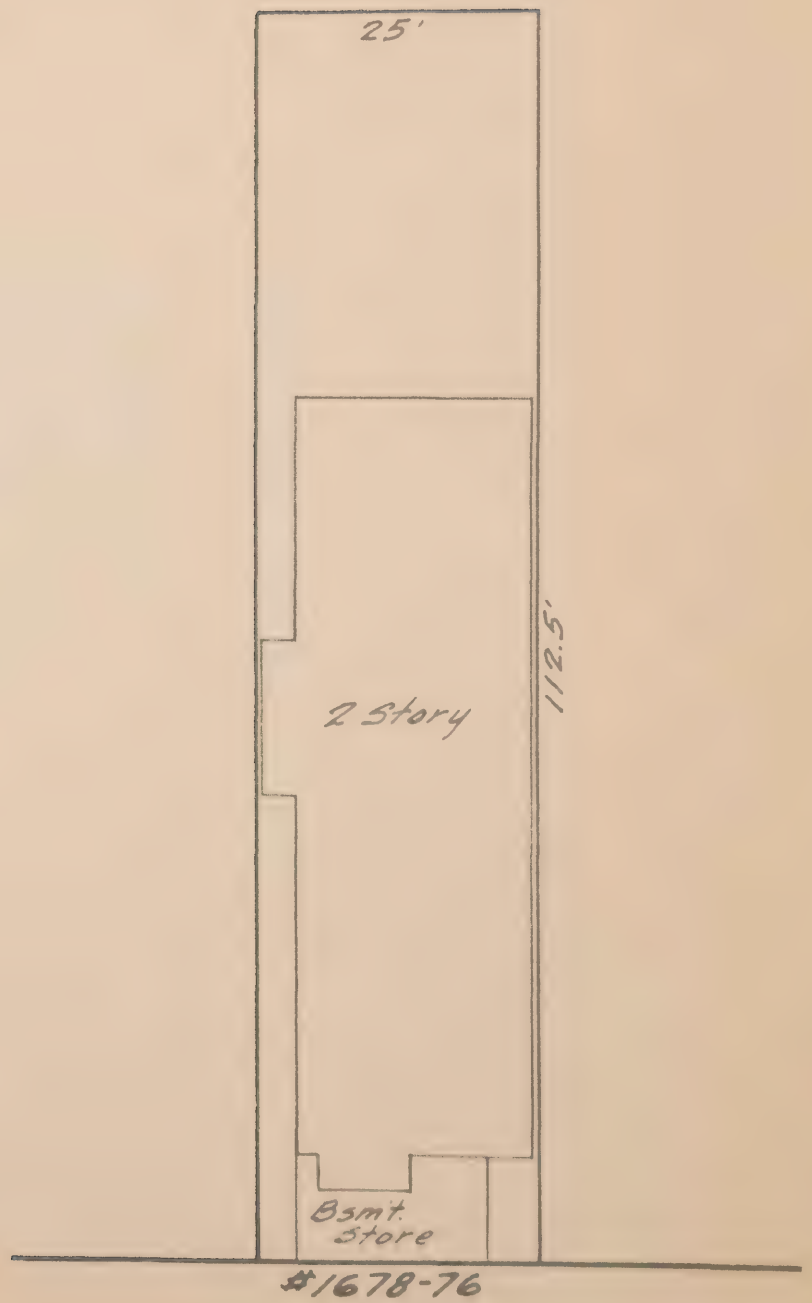
Sales Most Comparable	686-4; 678-8; 677-7		
	2,813 s.f. @ \$ 7.50	\$ 21,098	21,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Cafe	Refused		65	
2-flats	Refused		150	
			<u>215</u> x 100	21,500 ✓

LAND	\$ 13,000
IMPROVEMENTS	8,500
	<u>21,500</u>

MARKET VALUE OF PROPERTY \$ 21,500



POST STREET



APPRAISAL

12-16

OWNER: Tamatsu Sakai
PROPERTY ADDRESS: 1684 Post Street

PARCEL NO. 686-16
DATE ACQ: 6-27-16

OWNER'S ADDRESS: 1684 Post Street

ZONING: C-2

PRESENT USE: Com. & res.

IRS:
CONSID: NS
BEST USE: Com. & apts.

ASSESSED VALUE: Land \$ 1,430.00
Impe. 1,650.00
\$ 3,080.00

TAXES: \$ 255.94

LAND: DIMENSION 25 x 87.5 = 2,188 ✓

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 70

High basement, 2 st. fr. bldg. with a market down and an 8-rm. residence upstairs.

SUMMATION APPROACH:

Rounded to

Land	2,188 s.f. @ \$4.80±	\$ 10,500 ✓	
Improvements			
Store	1,989 s.f. @ \$3.00	\$5,967 ✓	
Res.	3,040 s.f. @ 1.75	<u>5,320</u> ✓	
			11,287
			<u>21,787</u>
			\$21,800

MARKET COMPARISON:

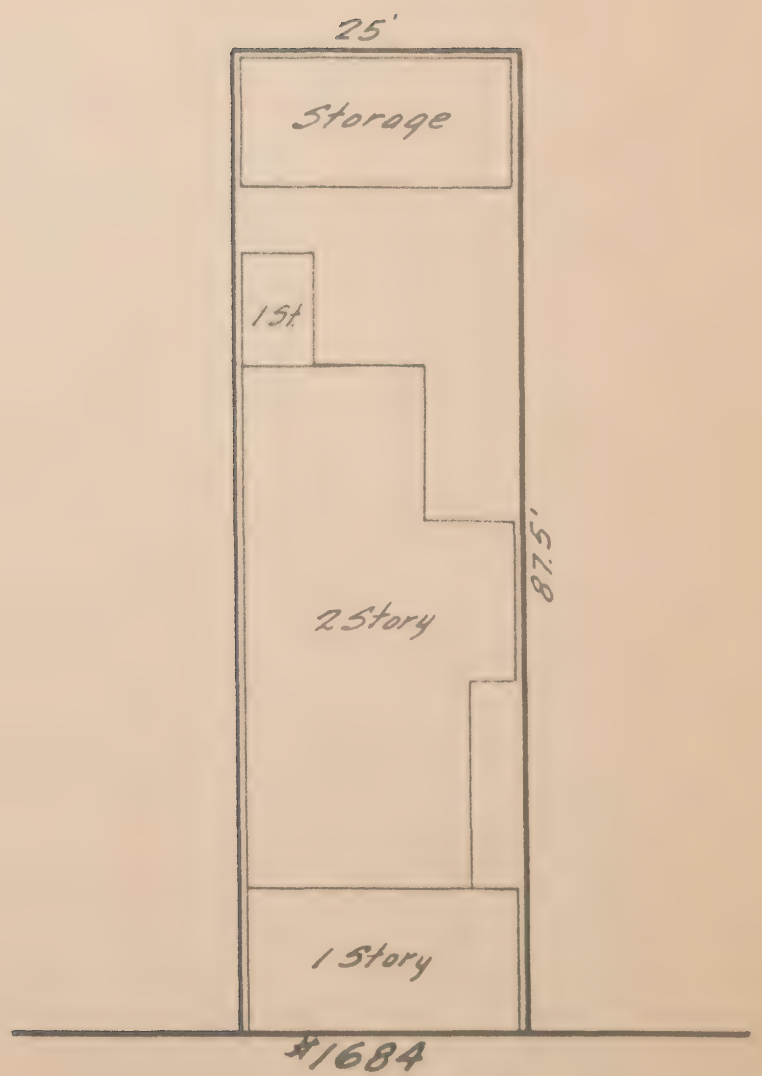
Sales Most Comparable	686-4; 678-8; 677-7		
	2,188 s.f. @ \$ 9.50	\$ 20,786 ✓	20,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Market	Owner		200	
Res.	Owner		100	
			<u>300</u> x 72	21,600

LAND	\$ 10,500
IMPROVEMENTS	<u>11,000</u>

MARKET VALUE OF PROPERTY \$ 21,500



POST STREET



APPRAISAL

12-15

OWNER: Lewis D. Gilbert et al
PROPERTY ADDRESS: 1686-90 Post Street

PARCEL NO. 686-17
DATE ACQ: 1-17-57

OWNER'S ADDRESS: Unknown

IRS:
CONSID: NS
BEST USE: Same

ZONING: C-2 PRESENT USE: Com. & apt.

ASSESSED VALUE: Land \$ 1,430.00
Imps. 1,800.00
\$ 3,230.00

TAXES: \$ 268.42

LAND: DIMENSION 25 x 87.5 = 2,188

s.f.

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

High basement, 2 st. fr. bldg. with bar in basement and 2 flats above.

SUMMATION APPROACH:

Rounded to

Land	2,188 s.f. @ \$4.80±	\$ 10,500 ✓	
Improvements			
Bar	2,000± s.f. @ \$3.00	\$6,000 ✓	
Flats	6,792 s.f. @ 1.50	10,188 ✓	
		16,188	
		26,688	\$26,700

MARKET COMPARISON:

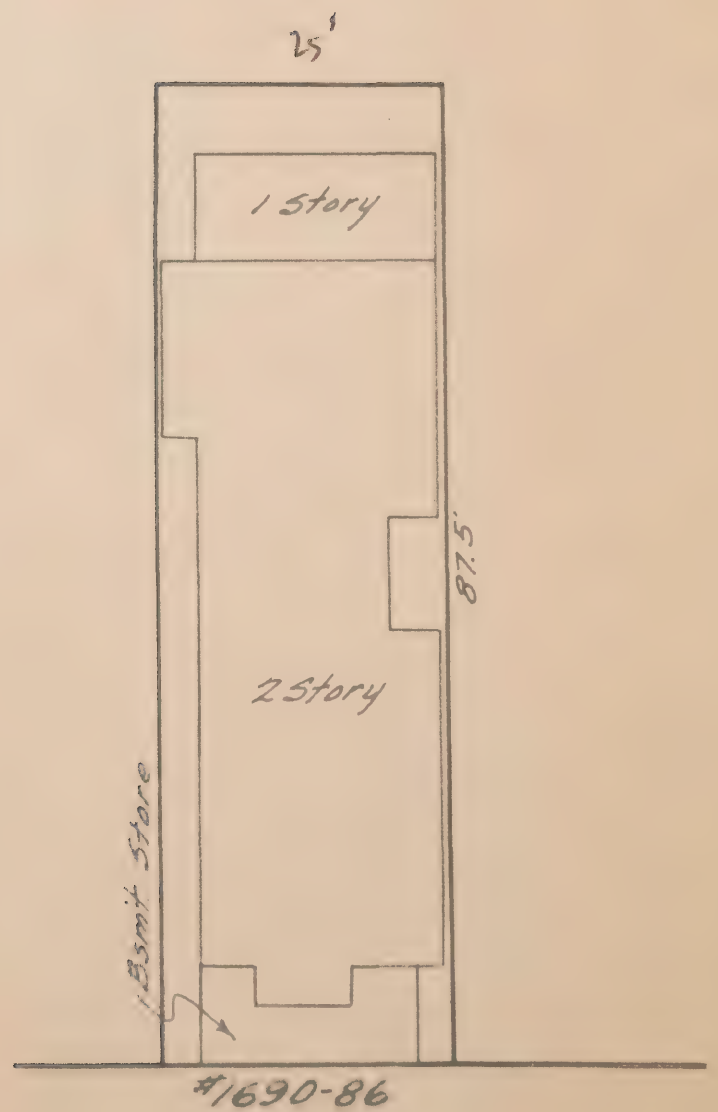
Sales Most Comparable	678-8; 686-6; 687-33		
2,188 s.f. @ \$	11.50	\$ 25,162 ✓	25,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Bar	?	100	100	
2-flats	60	75	150	
			250 x 100	25,000 ✓

LAND	\$ 10,500
IMPROVEMENTS	15,000

MARKET VALUE OF PROPERTY \$ 25,500



POST STREET



APPRAISAL

12-14

OWNER: Masao Ashizawa
 PROPERTY ADDRESS: 1692-96 Post and
 1702-14 Buchanan
 OWNER'S ADDRESS: 1698 Post Street

PARCEL NO. 686-18
 DATE ACQ: 5-27-49

IRS:
 CONSID: NS
 BEST USE: Same

ZONING: C-2 PRESENT USE: Com. & flats

ASSESSED VALUE: Land \$ 2,910.00
 Imps. 7,850.00
 \$ 10,760.00

TAXES: \$ 894.16

LAND: DIMENSION 37.5 x 87.5 = 3,281 s.f. ✓

IMPROVEMENTS: Condition Good-to-fair Effective Age 50 =

3 st. fr. & stucco bldg. with full storage basement. Main floor is a store and there are 2-5 rm. flats on ea. of the upper flrs. Recently renovated wiring and heating.

SUMMATION APPROACH:

Rounded to

Land	3,281 s.f. @ \$5.18±	\$ 17,000 ✓	
Improvements			
Store & bsmt.	6,300 s.f. @ \$2.00	\$12,600 ✓	
Flats	5,894 s.f. @ 2.50	14,735 ✓	
		27,335	
		44,335	\$44,300

MARKET COMPARISON:

Sales Most Comparable 684-21; 678-8; 666-12
 3,281 s.f. @ \$ 14.00 \$ 45,934 ✓ 45,900

INCOME APPROACH:

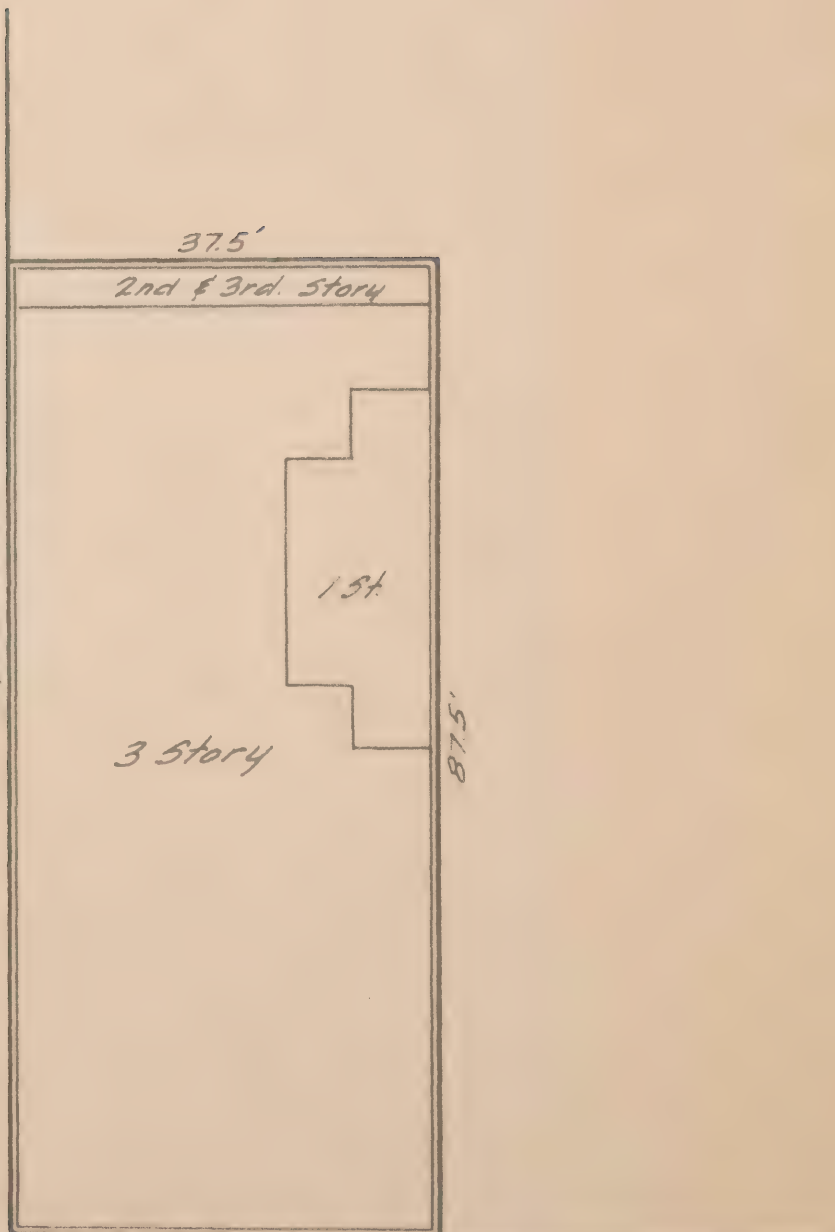
Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store	Owner		250	
2-5 rm.	75		150	
2-5 rm.	65		140	
			540 x 85	\$45,900 ✓

LAND \$ 17,000
 IMPROVEMENTS 28,500

MARKET VALUE OF PROPERTY \$ 45,500

BUCHANAN STREET

#1702-10-14



#1696-94-92

POST STREET



APPRAISAL

12-13

OWNER: Hideo Nakai
PROPERTY ADDRESS: 1716-18 Buchanan Street

PARCEL NO. 686-19
DATE ACQ: 12-5-32

OWNER'S ADDRESS: 1845 Buchanan Street

IRS:
CONSID: NS
BEST USE: Same

ZONING: C-2

PRESENT USE: Com. & apt.

ASSESSED VALUE: Land \$ 1,305
Impe. 1,750
\$ 3,055

TAXES: \$ 253.88

LAND: DIMENSION 25 x 87.5 = 2,188 ^{s. f.} ✓

IMPROVEMENTS: Condition Fair Effective Age 70 =

High basement, 2 st. fr. bldg. with store in basement, a flat on 1st flr. and sleeping rms. on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	2,188 s.f. @ \$4.80+	\$ 10,500 ✓	
Improvements	3,262 s.f. @ 2.50	8,155 ✓	
		<u>18,655</u>	~\$18,700

MARKET COMPARISON:

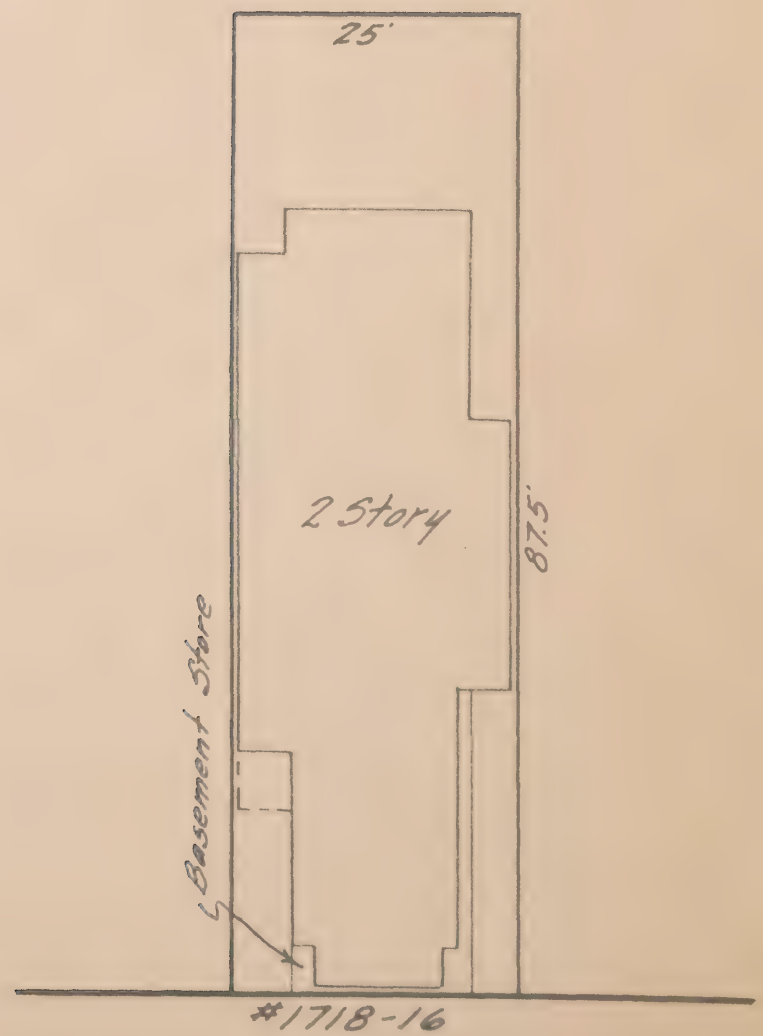
Sales Most Comparable 686-4; 678-8; 677-7
2,188 s.f. @ \$ 9.000 \$ 19,692 ✓ 19,700

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Cafe	Owner		65	
1-flat	70		75	
4-rms.	60		65	
			<u>205</u> x 100	20,500

LAND	\$ 10,500
IMPROVEMENTS	<u>9,500</u>

MARKET VALUE OF PROPERTY \$ 20,000



BUCHANAN STREET



HOLMES 1962

APPRAISAL

12 17

OWNER: Masharu Tatsuno
 PROPERTY ADDRESS: 1722 Buchanan Street

PARCEL NO. 686-20
 DATE ACQ:

OWNER'S ADDRESS: 1722 Buchanan Street

IRS: \$19.25

CONSID: N.S.

ZONING: C-2

PRESENT USE: Store & apt.

BEST USE: Same

ASSESSED VALUE Land \$ 1,445.00
 Imps. 2,450.00
 \$ 3,895.00

TAXES: \$ 323.68

LAND: DIMENSION 25 x 112.5 = 2,813

s.f.

IMPROVEMENTS: Condition Excellent

Effective Age 40

High basement, 2 st. fr. bldg. with basement and 1st flr.
 converted to modern store. The 2nd flr. contains a 5-rm. flat.

SUMMATION APPROACH:

Rounded to

Land	2,813 s.f. @ \$4.62+	\$ 13,000	
Improvements			
Store	3,740 s.f. @ \$5.00	\$18,700	
Apt.	1,530 s.f. @ 2.00	<u>3,060</u>	
		21,760	
		<u>34,760</u>	\$34,800

MARKET COMPARISON:

Sales Most Comparable	678-8; 677-7; 684-22		
	2,813 s.f. @ \$ 12.50	\$ 35,163	35,200

INCOME APPROACH:

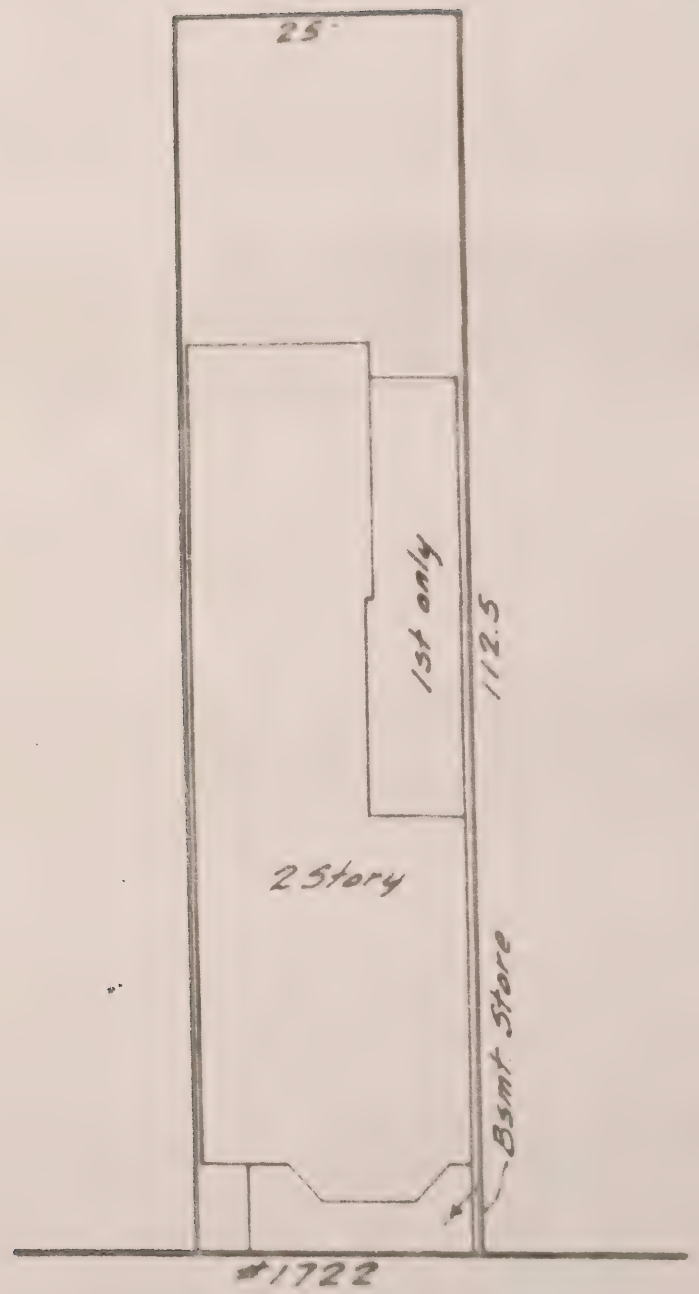
Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store	Owner		300	
Apt.	85		85	
			<u>385</u> x 90 =	
			34,650	34,700

LAND
 IMPROVEMENTS

\$ 13,000
21,800

MARKET VALUE OF PROPERTY \$ 35,000





BUCHANAN STREET



APPRAISAL

12-11

OWNER: K. K. R. Enterprise Co.
PROPERTY ADDRESS: 1724-26 Buchanan Street

PARCEL NO. 686-21
DATE ACQ: 8-22-57

OWNER'S ADDRESS: 717 California

IRS: \$16.50

CONSID: NS

ZONING: C-2

PRESENT USE: Flats

BEST USE: Com.

ASSESSED VALUE: Land \$ 1,410.00
Imps. 1,250.00
\$ 2,660.00

TAXES: \$ 221.04

LAND: DIMENSION 25 x 137.5 = 3,438 ✓

s. f.

IMPROVEMENTS: Condition Fair-to-poor

Effective Age 70

High basement, 2 st. fr. bldg. with storage and 2 flats.

SUMMATION APPROACH:

Rounded to

Land 3,438 s. f. @ \$4.51±
Improvements 3,202 s. f. @ 1.75

\$ 15,500 ✓
5,604 ✓
21,104

\$21,100

MARKET COMPARISON:

Sales Most Comparable 687-34(L); 662-20; 686-14

3,438 s. f. @ \$ 6.30

\$ 21,659 ✓

21,700

INCOME APPROACH:

Units	Actual
2 flats	75

Fair
\$

Total Monthly
\$

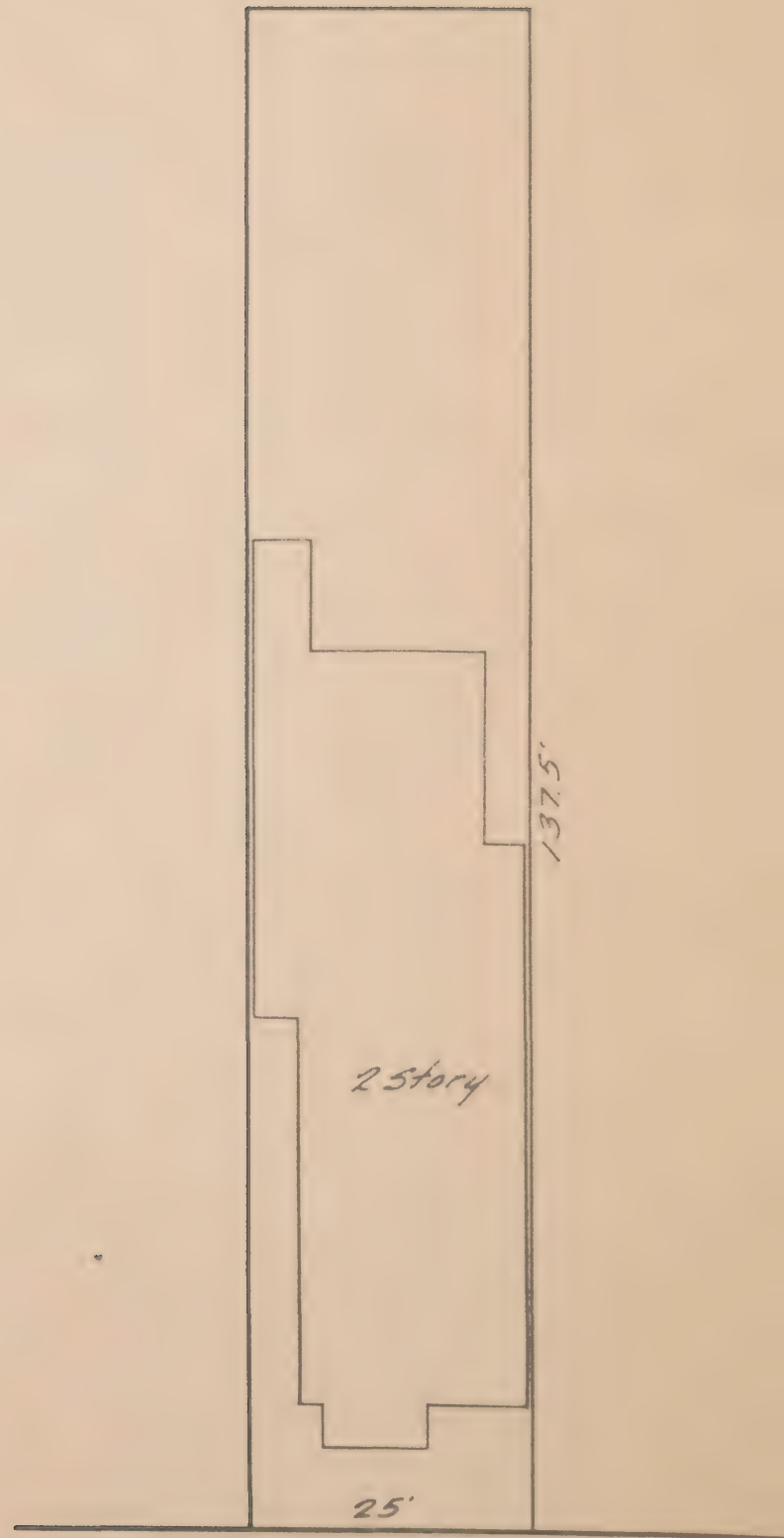
150 x 120

18,000 ✓

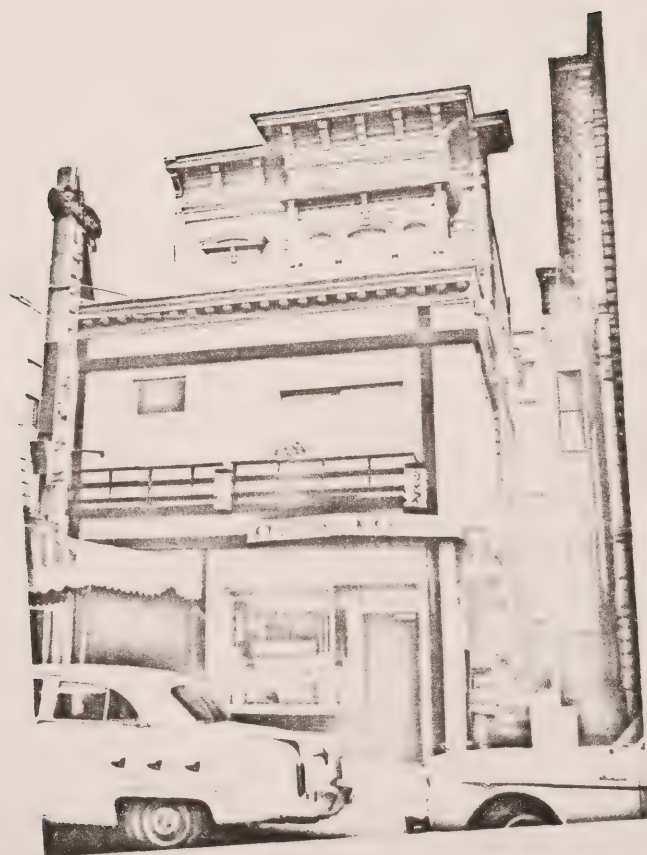
LAND
IMPROVEMENTS

\$ 15,500
5,500

MARKET VALUE OF PROPERTY \$ 21,000



BUCHANAN STREET



APPRAISAL

12-10

OWNER: Harry N. Yamamoto
PROPERTY ADDRESS: 1732 Buchanan Street

PARCEL NO. 686-22
DATE ACQ: 5-19-61

OWNER'S ADDRESS: 588-10th Ave.

IRS: \$4.40
CONSID: Family
BEST USE: Same

ZONING: C-2 PRESENT USE: Com. & apt.

ASSESSED VALUE: Land \$ 1,545.00
Imps. 2,650.00
\$ 4,195.00

TAXES: \$ 348.60

LAND: DIMENSION 25 x 137.5 = 3,438 s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 60

High basement, 2 st. fr. bldg. with store in bsmt., a restaurant on 1st flr. and an apt. on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	3,438 s.f. @ \$4.51±	\$ 15,500	
Improvements	3,961 s.f. @ 2.50	9,903	
		<u>25,403</u>	#25,400

MARKET COMPARISON:

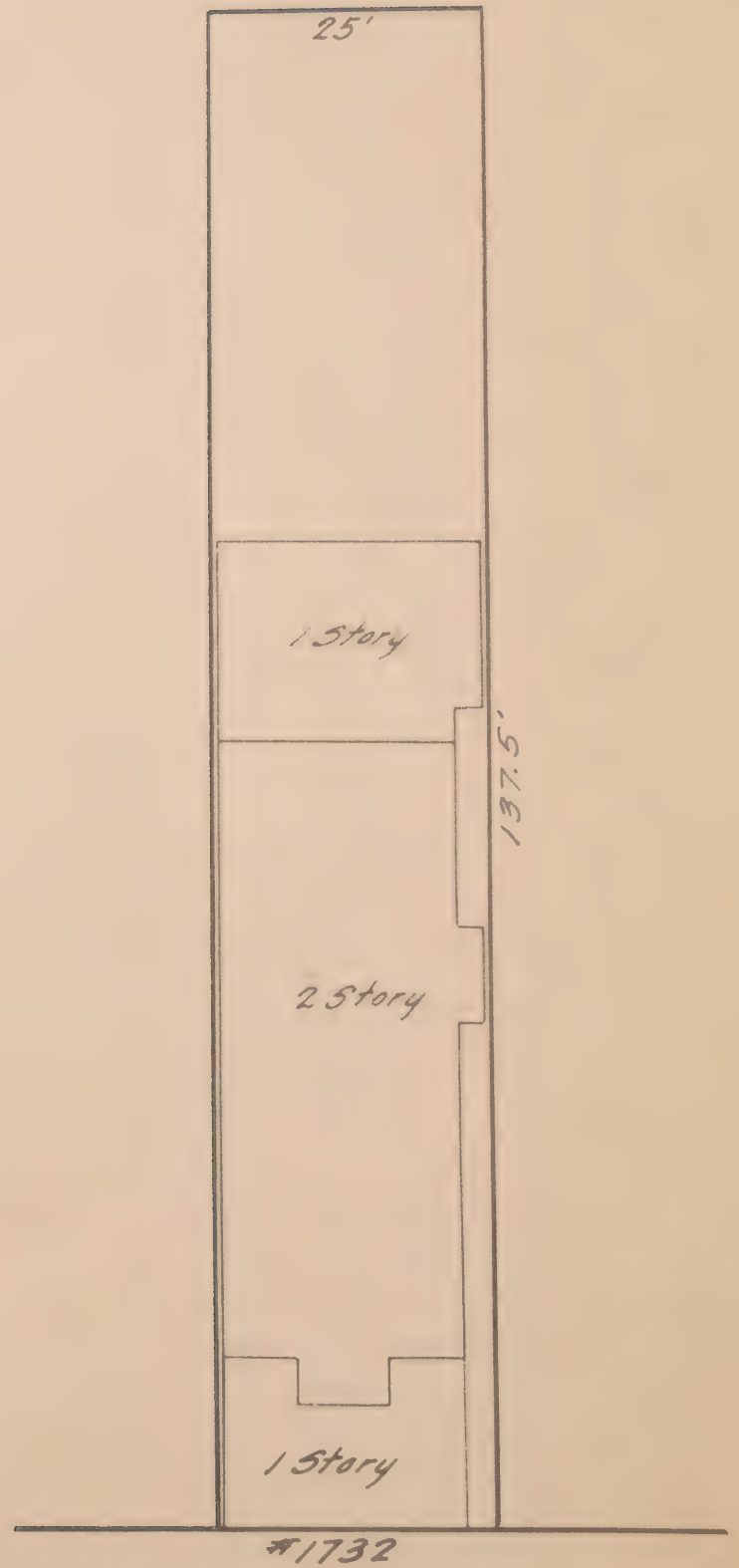
Sales Most Comparable	686-4; 678-8; 677-7		
	3,438 s.f. @ \$ 7.50	\$ 25,785	25,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store	75		85	
Restaurant	?		100	
Apt.	Owner		70	
			<u>255</u> x 100	25,500

LAND	\$ 15,500
IMPROVEMENTS	10,000

MARKET VALUE OF PROPERTY \$ 25,500



BUCHANAN STREET



APPRAISAL

12-7

OWNER: Charles Fowler, Jr.
 PROPERTY ADDRESS: 1771-73 Sutter Street
 OWNER'S ADDRESS: 1771 Sutter Street

PARCEL NO. 686-23A
 DATE ACQ: 12-23-47 &
 8-22-47

ZONING: R-4

PRESENT USE:

IRS:
 CONSID: NS
 FlatsBEST USE: Same

ASSESSED VALUE: Land \$ 2,450.00
 Imps. 2,400.00
 \$ 4,850.00

TAXES: \$ 330.32

LAND: DIMENSION 45.17 x 87.5 = 3,952 s.f. ✓

IMPROVEMENTS: Condition Fair-to-poor Effective Age 70

2 st. fr. bldg. with 2 flats. Owner refused entry. Same as 686-23B.

SUMMATION APPROACH:

Rounded to

Land	3,952 s.f. @ \$4.55±	\$ 18,000 ✓	
Improvements	4,288 s.f. @ 1.50±	6,432 ✓	
		<u>24,432</u>	\$24,400

MARKET COMPARISON:

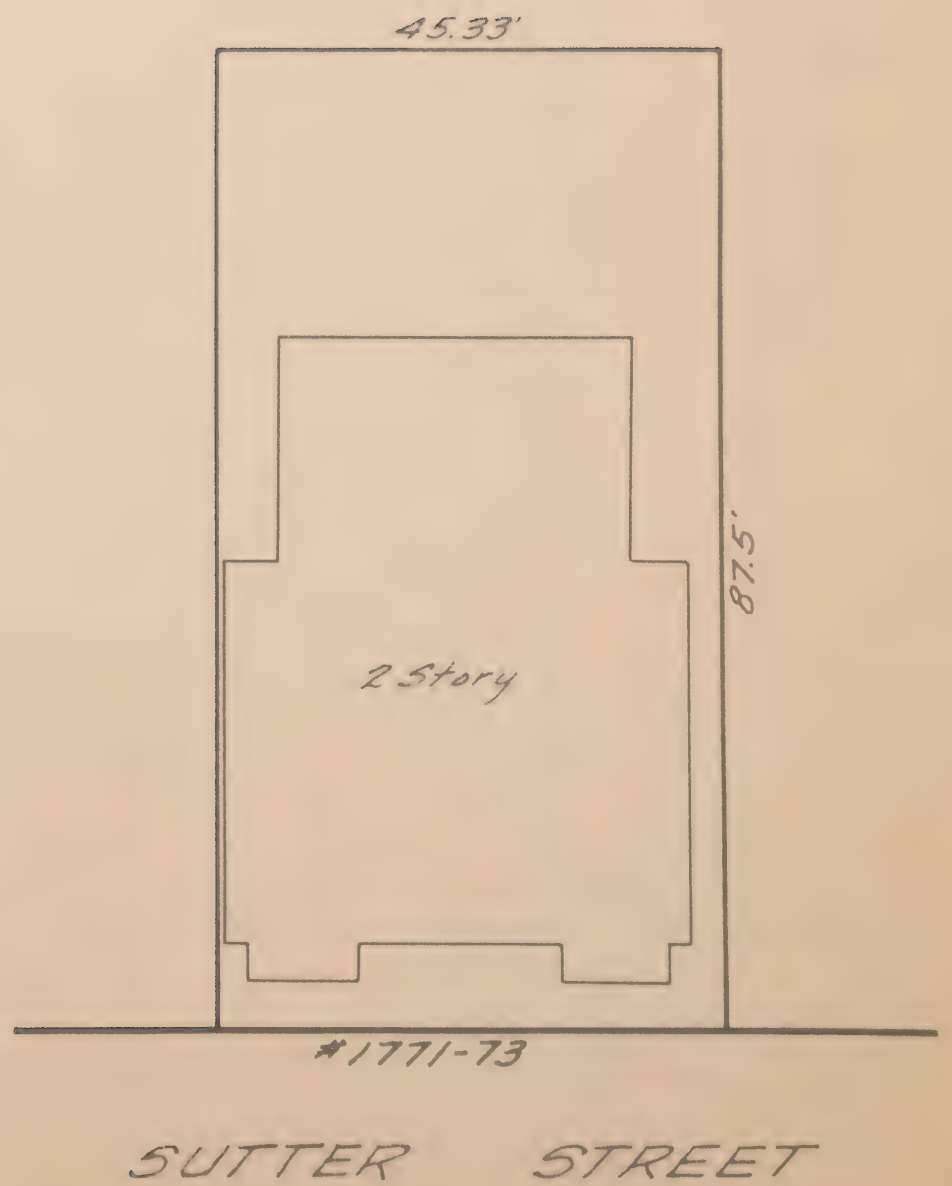
Sales Most Comparable 664-25; 686-14; 687-34(L)
 3,952 s.f. @ \$ 6.00 \$ 23,712 23,700 ✓

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2-flats	Refused		200 x 120	24,000 ✓

LAND	\$ 18,000
IMPROVEMENTS	6,000
	<u>24,000</u>

MARKET VALUE OF PROPERTY \$ 24,000





APPRAISAL

12-8

OWNER: James E. Manning
PROPERTY ADDRESS: 1783-85 Sutter Street

PARCEL NO. 686-23B
DATE ACQ: 12-28-61

OWNER'S ADDRESS: 1783 Sutter Street

ZONING: R-4 PRESENT USE: Flats

IRS:
CONSID: Decree
BEST USE: Same

ASSESSED VALUE: Land \$ 2,450.00
Imps. 1,750.00
\$ 4,200.00

TAXES: \$ 349.02

LAND: DIMENSION 45.33 x 87.5 = 3,966 s.f.

IMPROVEMENTS: Condition Fair Effective Age 70 ±

2 st. fr. bldg. with 2-2 st. 7-rm. flats.

SUMMATION APPROACH:

Rounded to

Land	3,966 s.f. @ \$4.55±	\$ 18,000 ✓	
Improvements	4,288 s.f. @ 1.50	6,432 ✓	
		<u>24,432</u> ✓	\$24,400

MARKET COMPARISON:

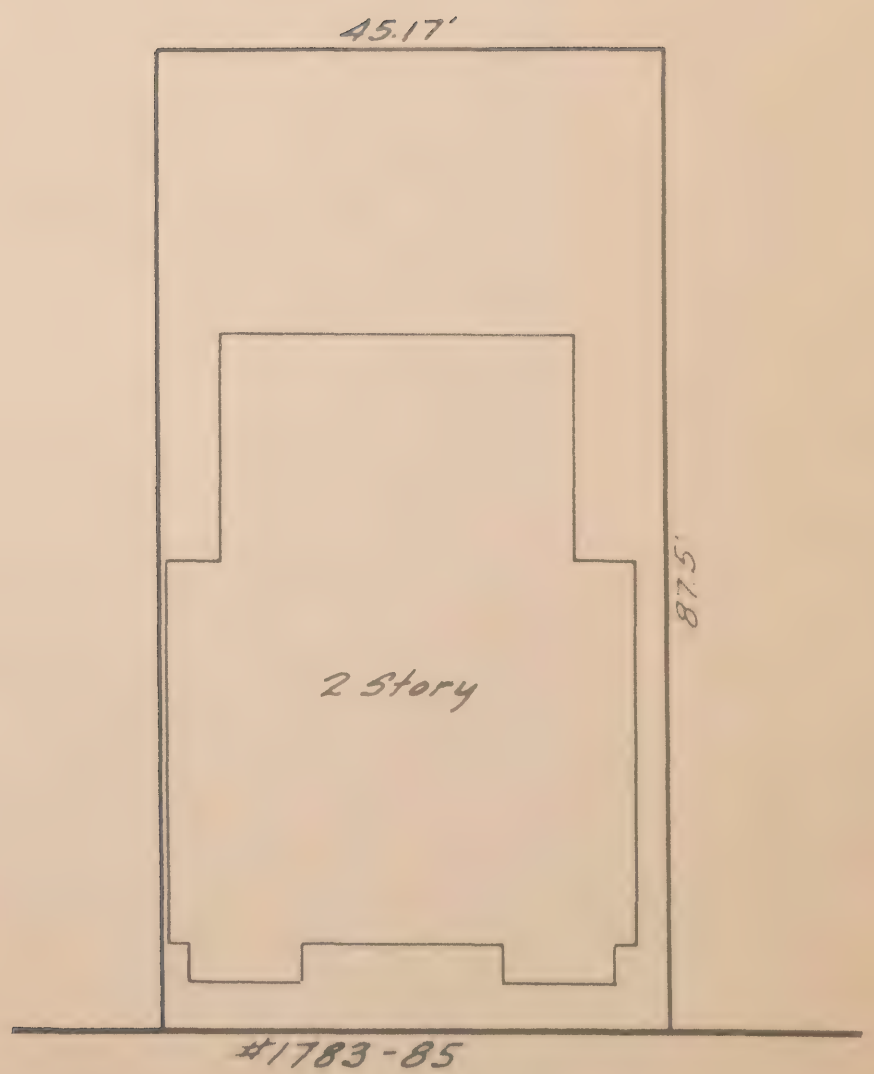
Sales Most Comparable	664-25; 686-14; 687-34(L)		
3,966	s.f. @ \$ 6.00	\$ 23,796 ✓	23,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
2-7 rm.	Refused		200 x 120
			24,000 ✓

LAND	\$ 18,000
IMPROVEMENTS	6,000
	<u>24,000</u>

MARKET VALUE OF PROPERTY \$ 24,000



SUTTER STREET



APPRAISAL

12-6

OWNER: Nobuo Joshua Mihara
PROPERTY ADDRESS: 1763-65 Sutter Street

PARCEL NO. 686-24
DATE ACQ: 8-25-52

OWNER'S ADDRESS: 1765 Sutter Street

IRS: \$8.80

ZONING: R-4

PRESENT USE: Flats & store

CONSID: NS

BEST USE: Apts.

ASSESSED VALUE: Land \$ 2,200.00
Imps. 1,450.00
\$ 3,650.00

TAXES: \$ 303.32

LAND: DIMENSION 34.38 x 137.5 = 4,727 s.f. ✓

IMPROVEMENTS: Condition Fair

Effective Age 65 ±

Front - 2½ st. fr. bldg. with stg. bsmt., 1-5 rm. flat and
an 8-rm. unit on 2nd flr. and attic.
Rear - A 1 and 2 st. fr. stg. bldg.

SUMMATION APPROACH:

Rounded to

Land	4,727 s.f. @ \$4.44±	\$ 21,000 ✓	
Improvements			
Front	4,348 s.f. @ \$1.50	\$6,522 ✓	
Rear	2,201 s.f. @ 1.00	<u>2,201</u>	
		8,723	
		<u>29,723</u>	\$29,700

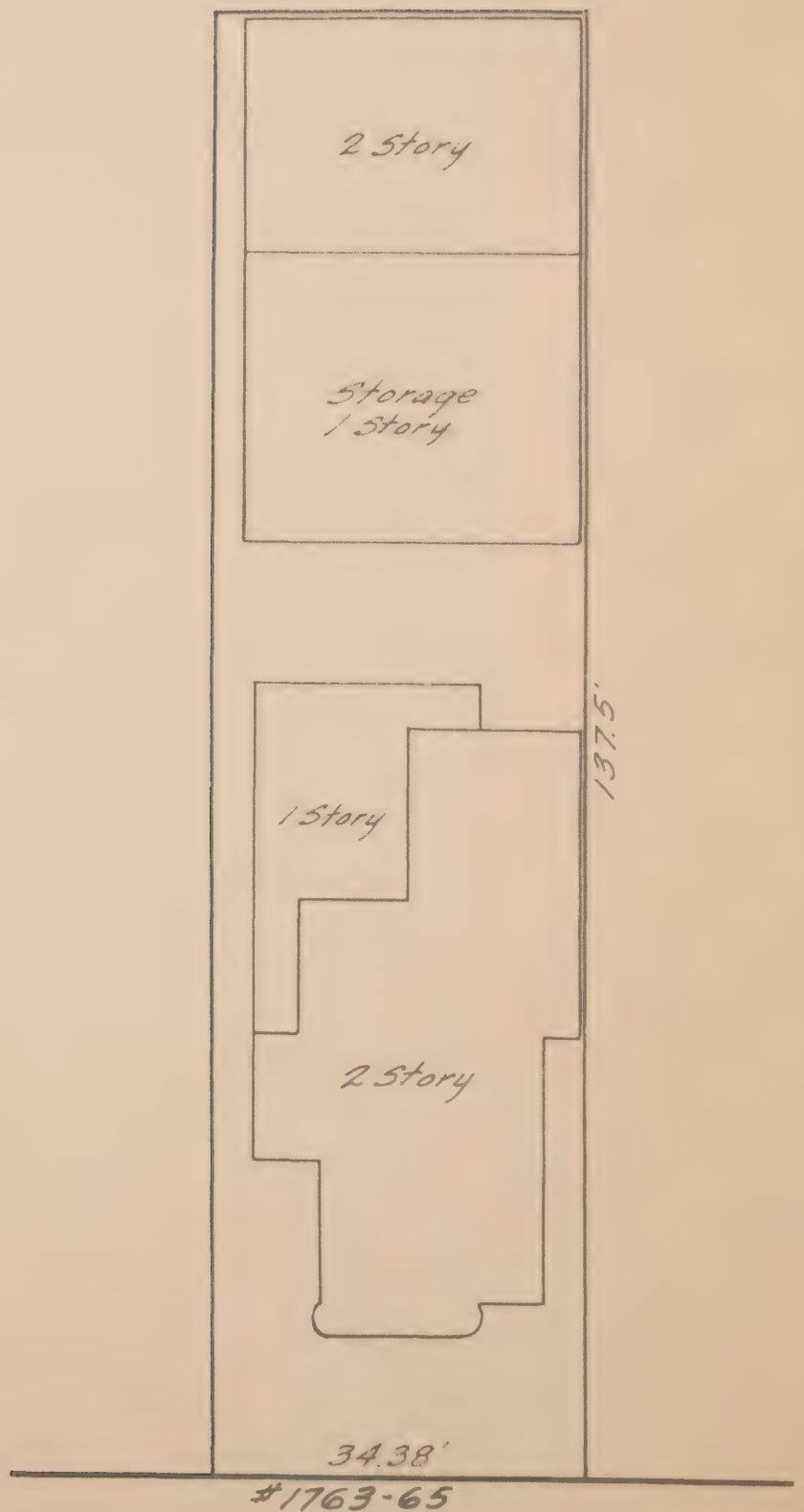
MARKET COMPARISON:

Sales Most Comparable	678-8; 686-6; 687-33		
	4,727 s.f. @ \$ 6.00	\$ 28,362 ✓	28,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-flat	70		70	
Remainder	Owner		<u>200</u>	
			270 x 110	29,700 ✓

LAND	\$ 21,000
IMPROVEMENTS	<u>8,000</u>
MARKET VALUE OF PROPERTY	\$ 29,000



SUTTER STREET



APPRAISAL

OWNER: Japanese American Citizen's League / of S.F. 12-5
 PROPERTY ADDRESS: 1759 Sutter Street PARCEL NO. 686-25
 DATE ACQ: 10-13-52
 OWNER'S ADDRESS: 1759 Sutter Street
 ZONING: R-4 PRESENT USE: Clubhouse
 IRS: No
 CONSID: NS
 BEST USE: Apt

ASSESSED VALUE: Land \$ 2,100.00
 Imps. 500.00
 \$ 2,600.00

TAXES: \$ 216.06

LAND: DIMENSION Irregular - 5,380 s.f.

IMPROVEMENTS: Condition Fair Effective Age 70 ±

High basement, 2 st. fr. dwelling with 6 clubrooms and 2 baths.

SUMMATION APPROACH:

Rounded to

Land	5,380 s.f. @ \$4.37+	\$ 23,500 ✓	
Improvements	2,203 s.f. @ 3.00	6,609 ✓	
		<u>30,109</u>	\$30,100

MARKET COMPARISON:

Sales Most Comparable	678-8; 686-6; 687-33		
	5,380 s.f. @ \$ 5.50	\$ 29,590 ✓	29,600

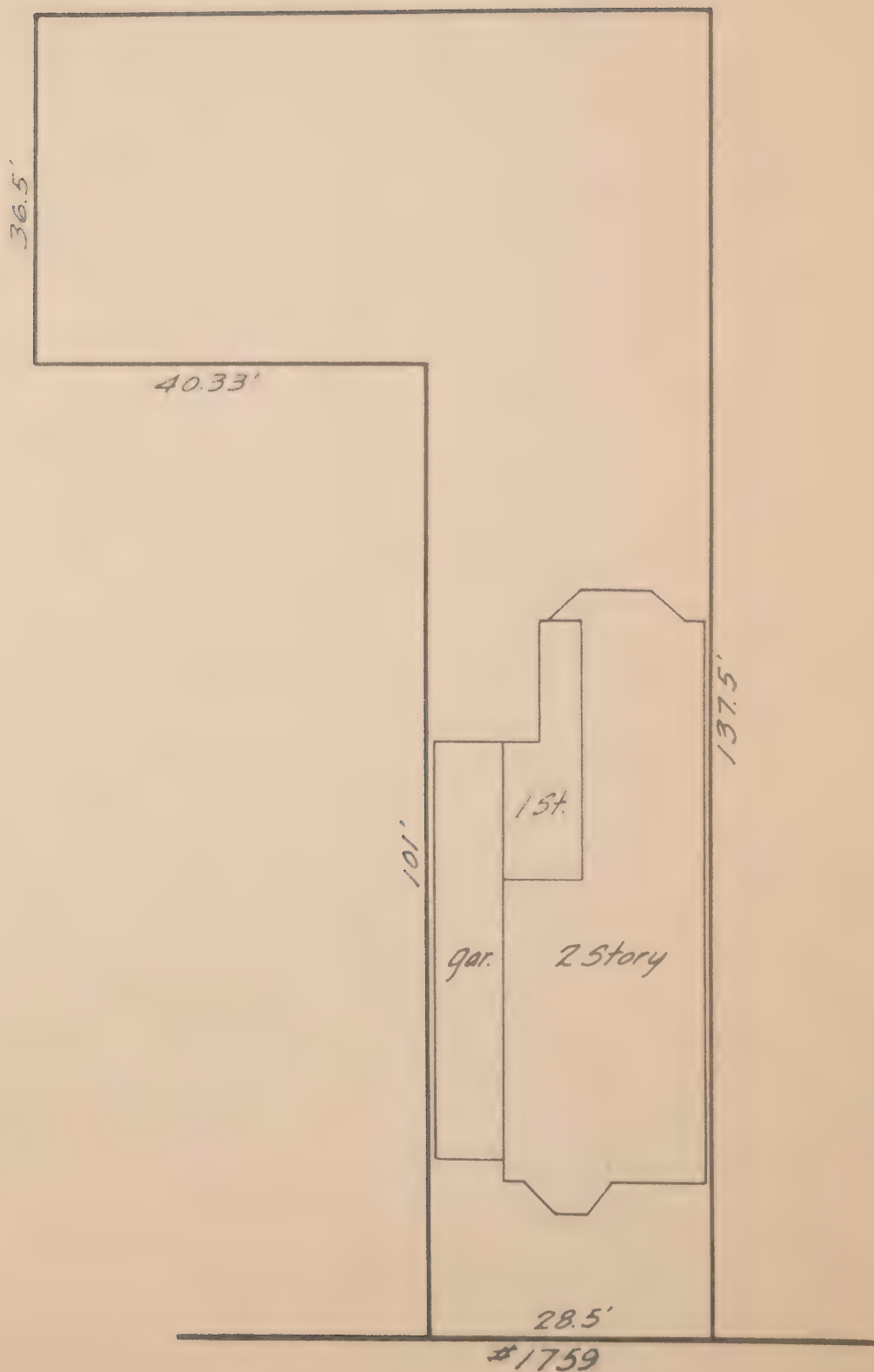
INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

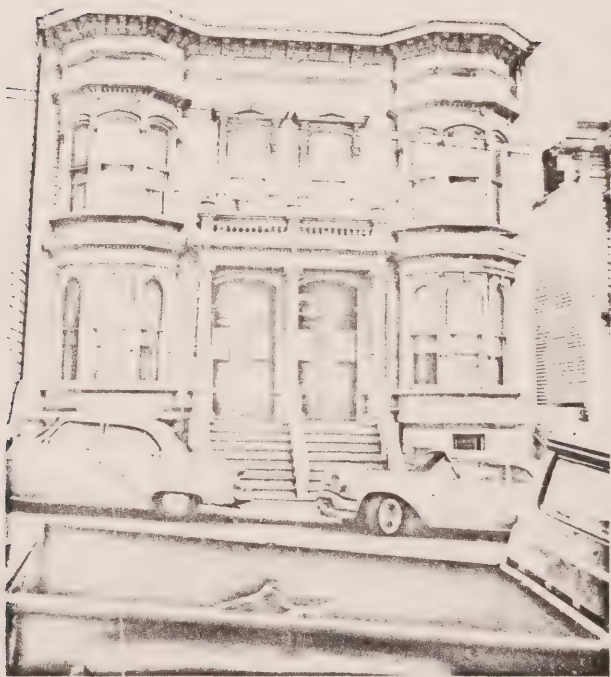
LAND	\$ 23,500
IMPROVEMENTS	<u>6,500</u>

MARKET VALUE OF PROPERTY \$ 30,000

137.5 x 33.5
+ 40.33 x 36.5



SUTTER STREET



APPRAISAL

12-4

OWNER: W. G. Steele et ux
PROPERTY ADDRESS: 1745-51 Sutter Street

PARCEL NO. 686-25A
DATE ACQ: 9-24-43

OWNER'S ADDRESS: 1749 Sutter Street

IRS: \$3.30
CONSID: NS
BEST USE: Same

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 2,310.00
Imps. 1,650.00
\$ 3,960.00

TAXES: \$ 329.08

LAND: DIMENSION 40.33 x 101 = 4,073 ⁴ s. f.

IMPROVEMENTS: Condition Poor Effective Age 70 ±

High basement, 2 st. fr. bldg. with stg. in basement and 4-3 rm. apts. above. The bldg. has only 2 baths.

SUMMATION APPROACH:

Rounded to

Land	4,073 s.f. @ \$4.42±	\$ 18,000 ✓	
Improvements	5,044 s.f. @ 1.50	7,566 ✓	
		<u>25,566</u>	\$25,600

MARKET COMPARISON:

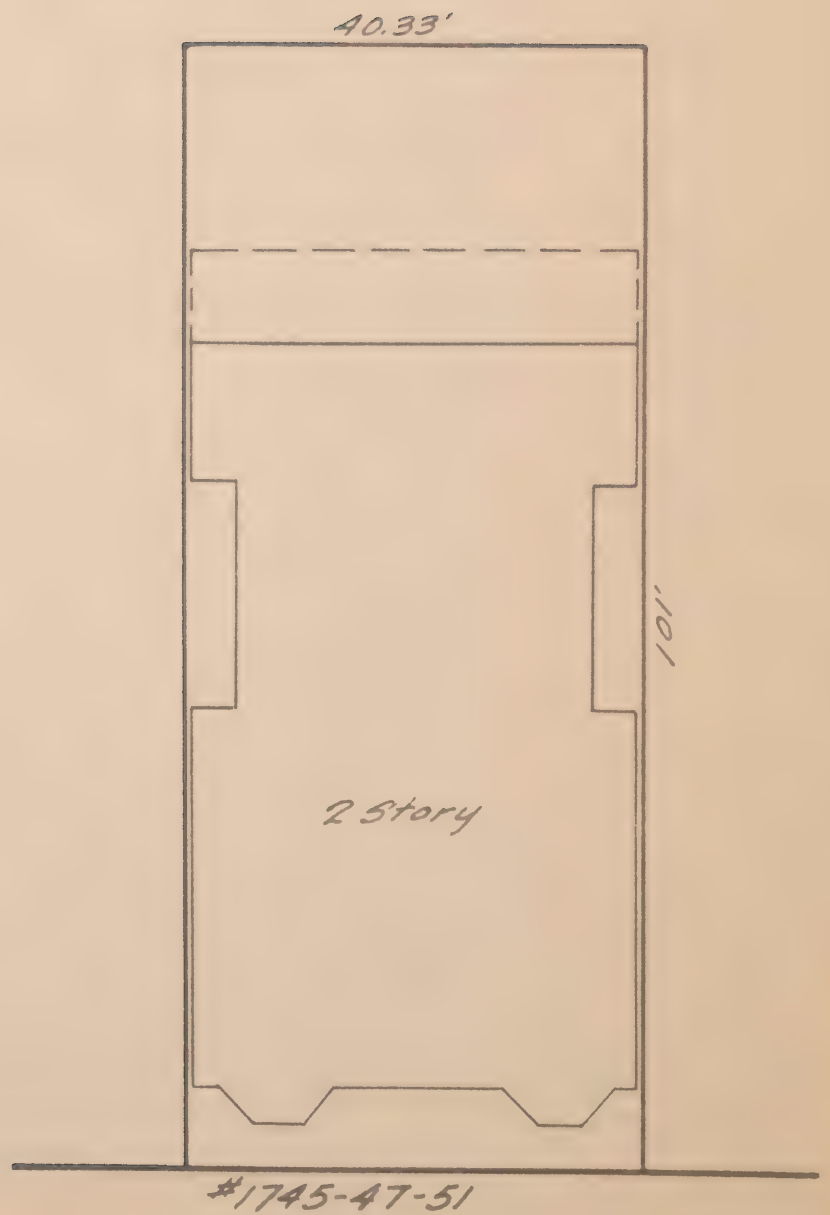
Sales Most Comparable	664-25; 686-14; 687-34(L)		
4,073	s.f. @ \$ 6.00	\$ 24,438 ✓	24,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
4-3 rm.	Refused	2-6 rm.	170 x 120	20,400 ✓

LAND	\$ 18,000
IMPROVEMENTS	<u>7,000</u>

MARKET VALUE OF PROPERTY \$ 25,000



SUTTER STREET



APPRAISAL

12-3

OWNER: Hokubei Mainichi Inc.
PROPERTY ADDRESS: 1737-39 Sutter Street

PARCEL NO. 686-26
DATE ACQ: 7-31-53

OWNER'S ADDRESS: 1737 Sutter Street

IRS: \$46.20
CONSID: N.S.
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Newspaper

ASSESSED VALUE: Land \$ 2,230.00
Impe. 4,000.00
\$ 6,230.00

TAXES: \$ 517.72

LAND: DIMENSION 34.38± x 137.76 = 4,727 s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 60
A 2 and 3 st. fr. and stucco bldg. with bsmt. The bsmt. and 1st flr are used as newspaper offices and print shop. The 2nd & 3rd flrs. contain 4-4 rm. apts. The apts. have had no renovation and little maintenance. The remainder of the property has been renovated and well maintained.

SUMMATION APPROACH:

Rounded to

Land	4,727 s.f. @ \$4.44±	\$ 21,000	
Improvements			
Print Shop	6,500± s.f. @ \$3.50	\$22,750	
Apts.	6,289 s.f. @ 1.00	6,289	
		29,039	
		50,039	\$50,000

MARKET COMPARISON:

Sales Most Comparable	None		
4,727	s.f. @ \$ 11.00	\$ 51,997	52,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Printers	Owner		400	
4-4 rm.	Vacant	50	200	
			600 x 85	51,000

The attached machinery inventory is included but no determination was made by me as to whether it is part of the realty. Present "in-place" value of equipment, \$36,200.00

LAND	\$ 21,000
IMPROVEMENTS	30,000

MARKET VALUE OF PROPERTY \$ 51,000

PARCEL NO: 686-26

EQUIPMENT

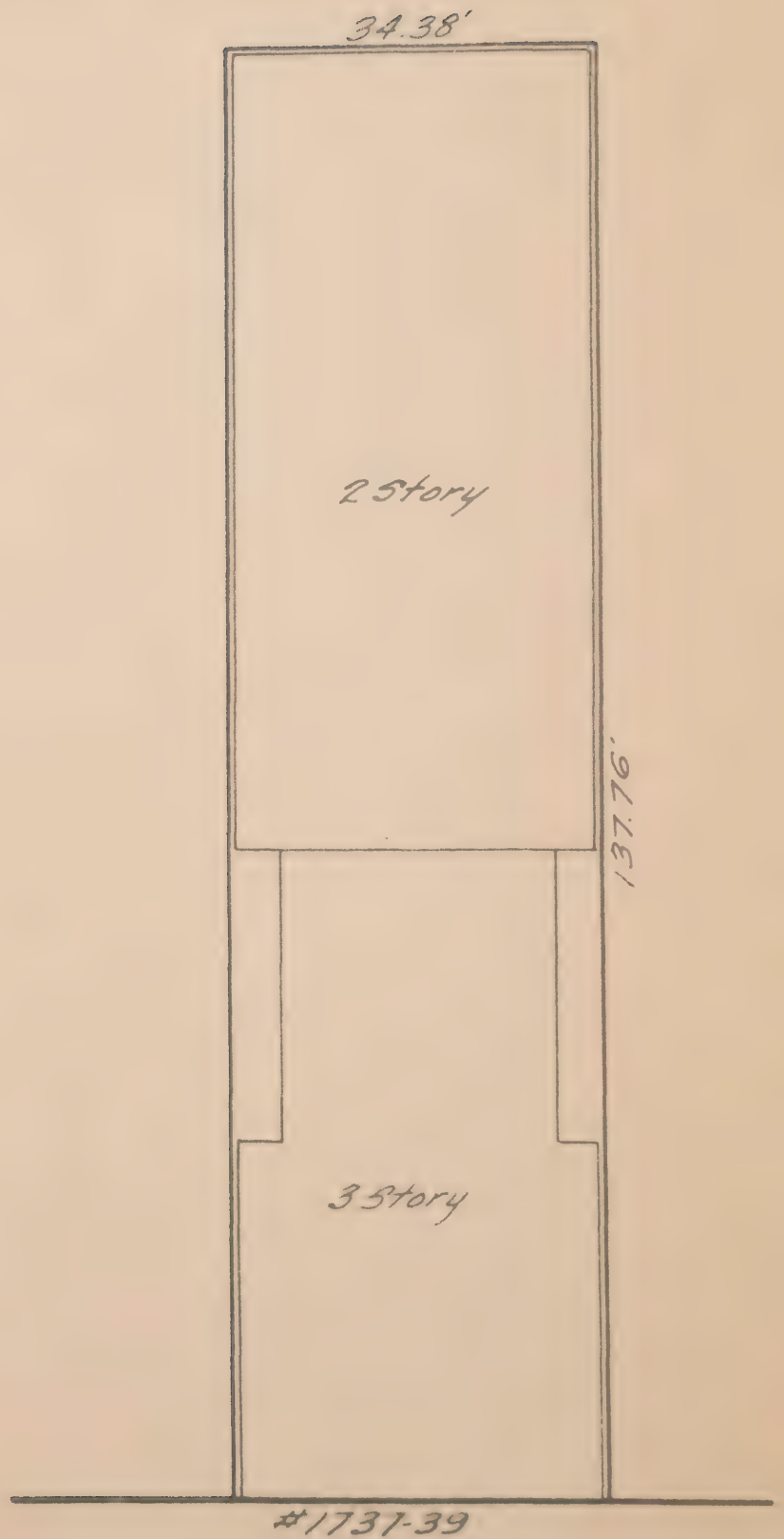
Hokubei Mainichi Inc. - 1737-39 Sutter Street

Item of newspaper printing and composing room equip. incl.:

8 page press, 3 linotypes, typecaster, stripcaster, job
presses, shear, multilith, power wiring installation,
magazines, mats, etc. \$36,200

Note: This plant involves the removal of many cases con-
taining precast word characters of the Japanese
language - 1,200 word forms.

Estimated moving and handling costs are . . . \$ 4,500



SUTTER STREET



APPRAISAL

12-2

OWNER: Osamu Seiki et al
PROPERTY ADDRESS: 1725-35 Sutter Street

PARCEL NO. 686-27
DATE ACQ: 8-4-60

OWNER'S ADDRESS: 1640 Post Street

IRS: No
CONSID: N.S.
BEST USE: Same

ZONING: R-4 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 3,210.00
Impe. 4,250.00
\$ 7,460.00

TAXES: \$ 619.92

LAND: DIMENSION 50 x 125 = 6,250 s.f.

IMPROVEMENTS: Condition Good-to-poor Effective Age 50 & 70

Front (Sutter St.) A high bsmt. 2 st. fr. bldg. with stg. and 1 car gar. in bsmt., 3-4 rm. flats on 1st flr. and 3-5 rm. flats on 2nd flr. Some renovation and good maintenance.

Rear (Hemlock) A high bsmt., 1 st. fr. bldg. with gar. & stg. in bsmt. and 3-3 rm. units on main flr. 2 apts. have been renovated recently but the 3rd is in need of repairs.

SUMMATION APPROACH:

Rounded to

Land	6,250 s.f. @ \$4.48±	\$ 28,000	
Improvements			
Front	6,056 s.f. @ \$3.50	\$21,196	
Rear	1,700 s.f. @ 3.25	5,525	
Basements		1,000	
		<u>27,721</u>	
		55,721	\$55,700

MARKET COMPARISON:

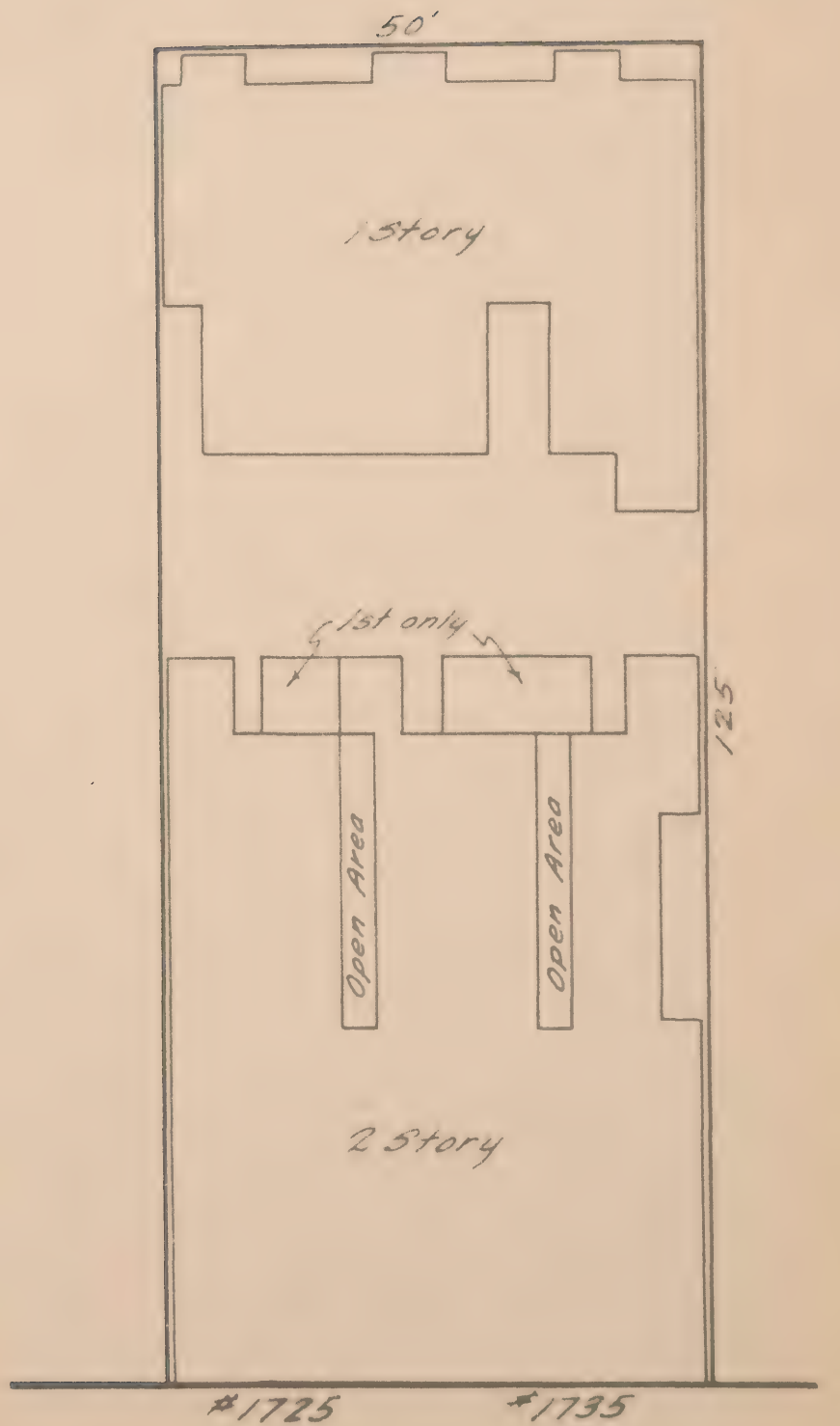
Sales Most Comparable	666-25		
6,250 s.f. @ \$ 9.00		\$ 56,250	56,300

INCOME APPROACH:

	Units	Actual \$	Fair \$	Total Monthly \$	
Sutter	3-4 rm.	65	70	210	
	3-5 rm.	65	75	225	
Hemlock	2-3 rm.	65	65	130	
	1-3 rm.	55	50	50	
	2 garages	Vacant	5	10	
				<u>625 x 90 =</u>	
				56,250	56,300

LAND	\$ 28,000
IMPROVEMENTS	28,000
	<hr/>

MARKET VALUE OF PROPERTY \$ 56,000



SUTTER STREET

*
*

3 7 0 0 0
3 5 0 0 0
5 6 0 0 0
1 2 5 0 0 0
2 3 0 0 0
1 7 0 0 0
1 4 0 0 0
2 1 0 0 0
8 3 0 0 0
1 8 0 0 0
1 7 5 0 0
8 0 0 0
2 2 0 0 0
2 3 5 0 0
1 8 0 0 0
5 4 0 0 0
8 1 5 0 0
1 4 0 0 0
1 5 5 0 0
2 0 0 0 0
4 0 0 0
1 7 5 0 0
1 2 0 0 0
1 4 4 0 0
1 4 4 0 0 -
1 4 5 0 0
1 6 0 0 0
1 5 2 0 0
3 2 0 0 0
2 4 0 0 0
2 2 0 0 0
1 3 0 0 0
5 5 0 0 0
2 8 0 0 0
3 2 5 0 0
1 3 0 0 0
3 1 0 0 0
1 3 5 0 0
1 1 5 0 0
1 8 0 0 0
1 0 7 5 7 0 0 *

BLOCK 687

	NAME	LAND	IMPS.	TOTAL
-1	Joseph Axelrod	14,000	23,000	37,000
-2	G.B. Ansaldi	13,500	21,500	35,000
-3	Minerva H. Stone	28,000	28,000	56,000
-4	The Presbytery of S.F.	35,000	90,000	125,000
-5	The Japanese Church of Christ of S.F.	18,000	5,000	23,000
-6	Nellie Belle Sanders	10,000	7,000	17,000
-6A	Clifton Brown	7,500	6,500	14,000
-8	Minoru Arikawa et ux	17,000	4,000	21,000
-9	The Emanuel Church of God in Christ	34,000	49,000	83,000
-10	Ichero Sugizama	17,000	1,000	18,000
-11	Russell J. Hyde	11,500	6,000	17,500
-11A	J. Massingale	6,500	1,500	8,000
-12	Osamu Seiki	17,000	5,000	22,000
-13	Stefano Crosetti	17,000	6,500	23,500
-14	Masami Dobashi	12,500	5,500	18,000
-15	Elvira R. Allan	27,000	27,000	54,000
-16	Tokuichi Hosoda et al	14,000	67,500	81,500
-17	Felix Bruner	8,500	5,500	14,000
-17A	H. Cade, Sr.	6,500	9,000	15,500
-18	F. Richichi	14,000	10,000	24,000
-19	James Jones	9,000	8,500	17,500
-19A	Socorro F. Ferol	6,500	5,500	12,000
-20	Ada Maude Kuehn	10,500	4,000	14,500
-21	D.M. Moore Jr.	10,500	5,500	16,000
-22	P.J. Chenault	10,500	4,700	15,200
-23	Masaji E Matsui et ux	15,000	17,000	32,000
-24	M. Ashizawa	14,000	10,000	24,000
-25	M. Ashizawa	11,500	10,500	22,000
-25A	Robert Howard	7,500	5,500	13,000
-26, -27, -28	Norman's Development Corporation	55,000	-	55,000

BLOCK 687 - cont.

	NAME	LAND	IMPS.	TOTAL
-29	Bradley Co.,a corp.	\$ 18,000	\$ 10,000	\$ 28,000
-30	Redix Gifford	12,000	20,500	32,500
-30A	Dan Davis	7,000	6,000	13,000
-31	J. Fletcher	12,000	19,000	31,000
-32	Ulysses Davis et ux	7,300	6,200	13,500
-33	Eunice Conley	7,000	4,500	11,500
-34	Equities Development Corporation	11,500	6,500	18,000
		<u>\$553,300</u>	<u>\$522,400</u>	<u>\$1,075,700</u>



APPRAISAL

OWNER: Joseph Axelrod
 PROPERTY ADDRESS: 1563-67 Octavia

PARCEL NO. 687-1
 DATE ACQ:

OWNER'S ADDRESS: Unknown

IRS:
 CONSIDER NS
 BEST USE: Same

ZONING: R-5 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 2,080.00
 Imps. 7,000.00
 \$ 9,080.00

TAXES: \$ 754.54

LAND: DIMENSION 30 x 82.5 = 2,475 s.f.

IMPROVEMENTS: Condition Poor Effective Age 70 ±

3 st. fr. str. with bsmt. stg. 2 apts. on ea. flr. with bath and kitchen.

SUMMATION APPROACH:

Rounded to

Land	2,475 s.f. @ \$5.66+	\$ 14,000	
Improvements	6,966 s.f. @ 3.30	22,988	
		<u>36,988</u>	\$37,000

MARKET COMPARISON:

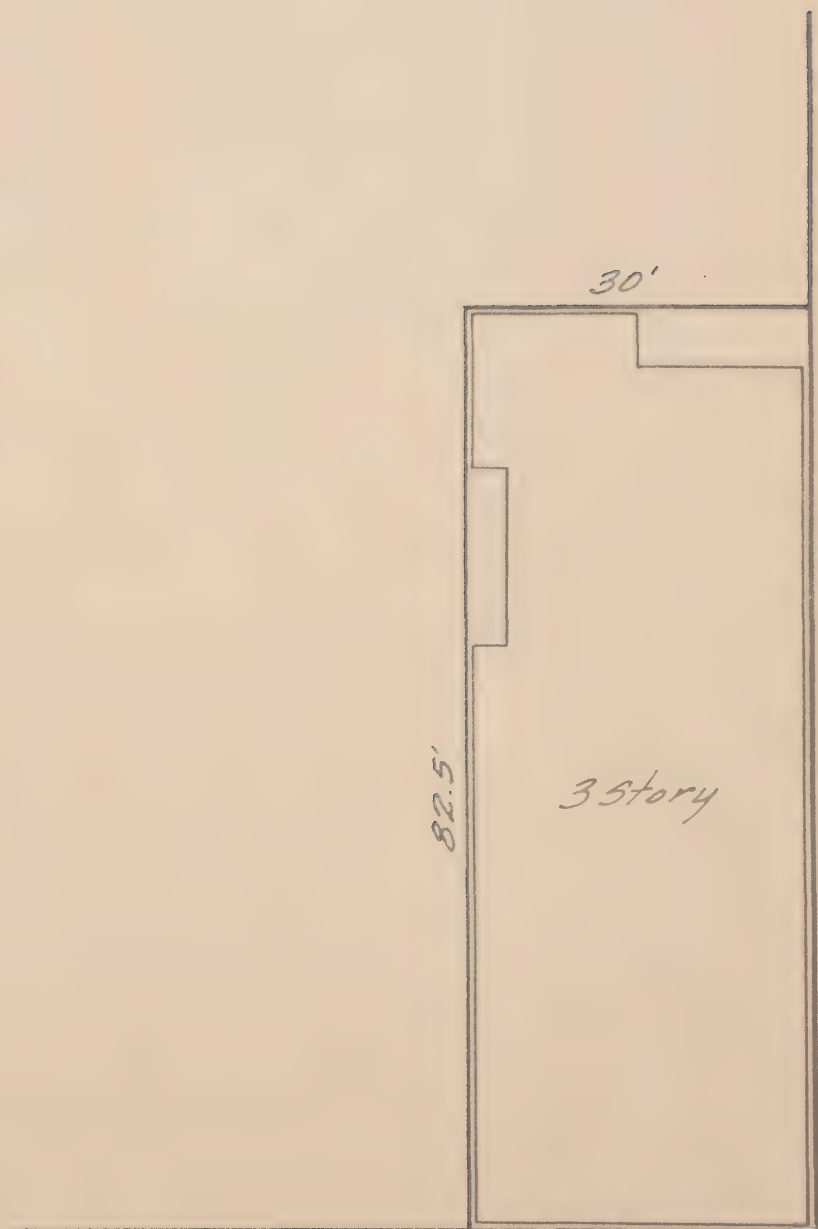
Sales Most Comparable	676-1; 676-19		
	2,475 s.f. @ \$ 15.00	\$ 37,125	37,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2-4 rm.	65 ea.	80	160	
4-3 rm.	65 ea.	75	300	
			<u>460</u> x 85	39,100

LAND	\$ 14,000
IMPROVEMENTS	<u>23,000</u>

MARKET VALUE OF PROPERTY \$ 37,000



82.5'

30'

3 story

#1615

#1563-65-61

OCTAVIA STREET

SUTTER STREET



APPRAISAL

13-19

OWNER: G. B. Ansaldi
PROPERTY ADDRESS: 1547-51 Octavia St.

PARCEL NO. 687-2
DATE ACQ: 8-3-60

OWNER'S ADDRESS: Unknown

IRS: \$28.60
CONSID: NS
BEST USE: Same

ZONING: R-5 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,560.00
Impe. 7,250.00
\$ 8,810.00

TAXES: \$ 732.12

LAND: DIMENSION 30 x 82.5 = 2,475 s.f. ✓

IMPROVEMENTS: Condition Poor Effective Age 70 ±

3 st. fr. str. with bsmt. stg. and laundry. 2 apts. on
ea. flr. ea. with kitchen and bath.

SUMMATION APPROACH:

Rounded to

Land	2,475 s.f. @ \$5.45+	\$ 13,500	
Improvements	5,839 s.f. @ 3.80	22,188	
		<u>35,688</u>	\$35,700

MARKET COMPARISON:

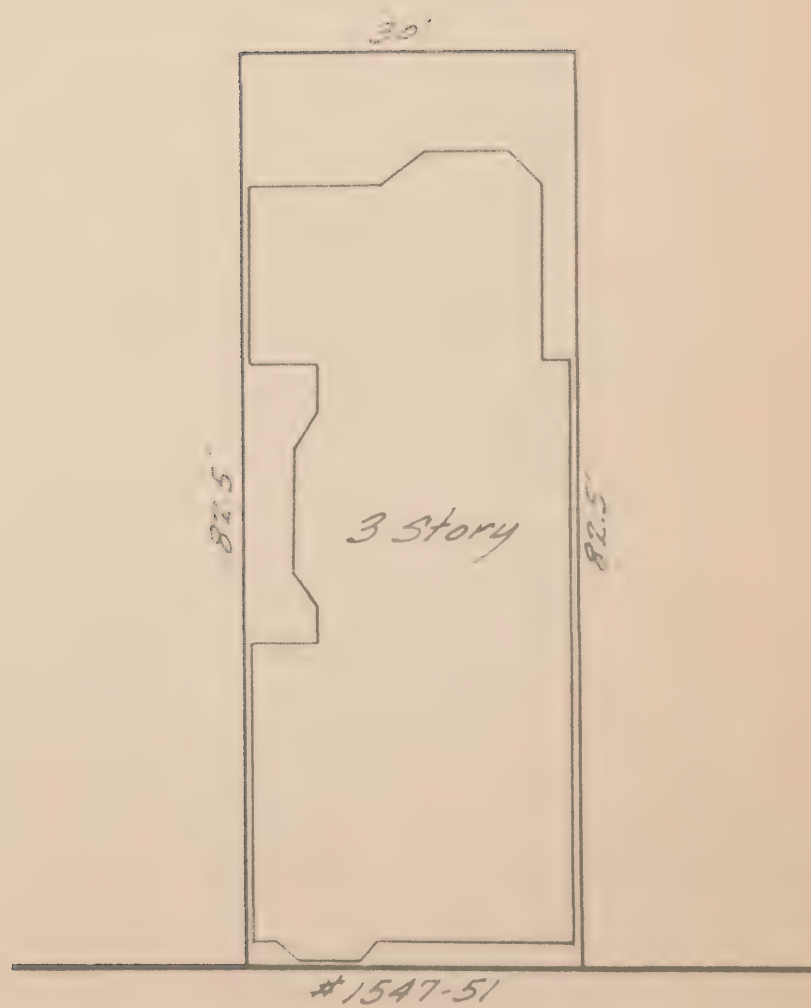
Sales Most Comparable	676-1; 676-19		
	2,475 s.f. @ \$ 14.50	\$ 35,888 ✓	35,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2-4 rm.	?	75 ea.	150	
4-3 rm.	?	70 ea.	280	
			<u>430</u> x 85 =	
			36,550	36,600 ✓

LAND	\$ 13,500
IMPROVEMENTS	<u>21,500</u>

MARKET VALUE OF PROPERTY \$ 35,000



OCTAVIA STREET



APPRAISAL

13-18

OWNER: Minerva H. Stone
PROPERTY ADDRESS: 1527-37 Octavia Street

PARCEL NO. 687-3
DATE ACQ: 8-18-59

OWNER'S ADDRESS: 18 - 16th Ave.

IRS: \$23.10
CONSID: \$53,000
BEST USE: Same

ZONING: R-5 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 3,600.00
Impe. 5,100.00
\$ 8,700.00

TAXES: \$ 722.98

LAND: DIMENSION Irregular - 5,113

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 70 ±

3½ st. fr. str. with 19 apts. Originally 6 flats now being rented out as 2 and 3 rm. apts.

SUMMATION APPROACH:

Rounded to

Land 5,113 s.f. @ \$5.48+
Improvements 18,147 s.f. @ 1.50

\$ 28,000 ✓
27,221 ✓
55,221

\$55,200

MARKET COMPARISON:

Sales Most Comparable 676-7; 685-19
5,113 s.f. @ \$ 11.00

\$ 56,243 ✓

56,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
2-2 rm.	50 ea.		100
2-3 rm.	40 ea.		80
1-3 rm.	?		40
1-2 rm.	Manager		50
12-2 rm.	40 ea.		480
			750
			750 x 75 =
			56,250 ✓

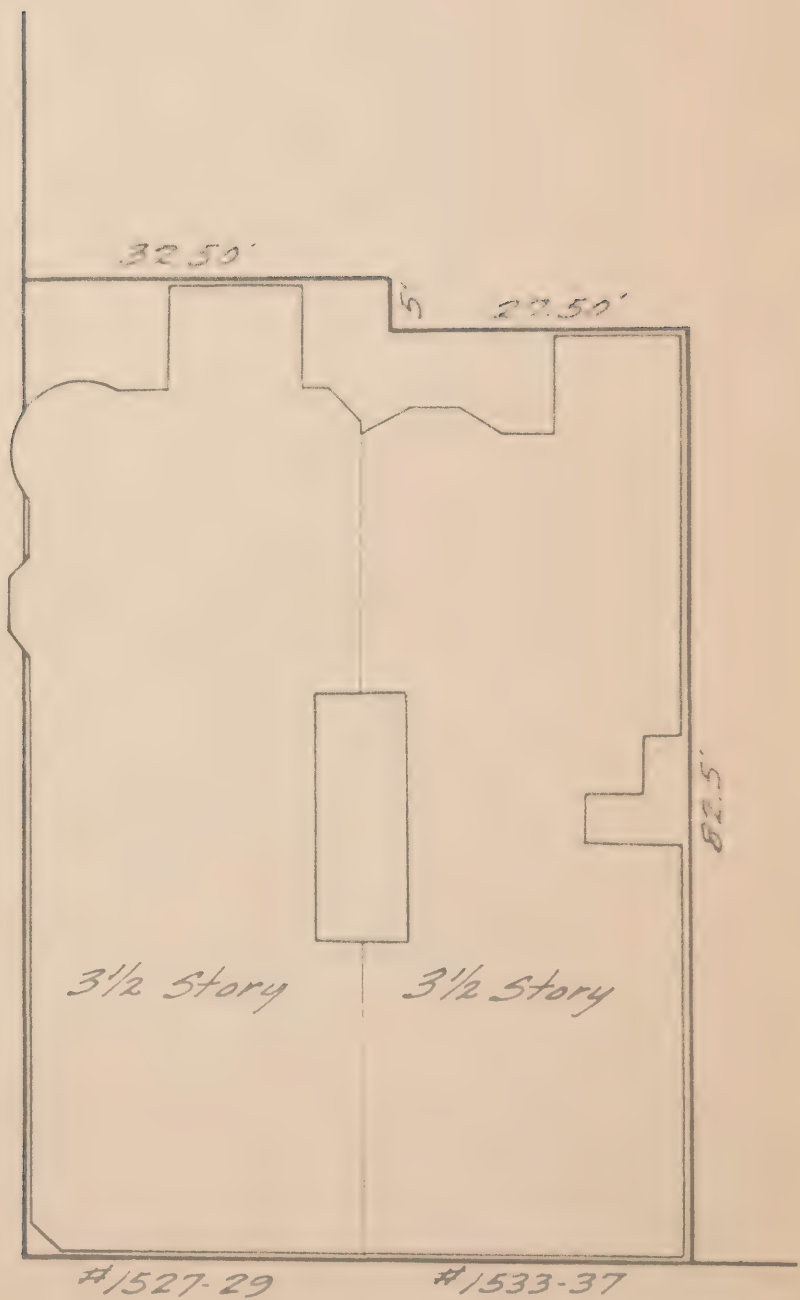
56,300

Owner pays utilities on some of the apts.

LAND \$ 28,000
IMPROVEMENTS 28,000

MARKET VALUE OF PROPERTY \$ 56,000

HEMLOCK STREET



OCTAVIA STREET



APPRAISAL

13-20

OWNER: The Presbytery of San Francisco
PROPERTY ADDRESS: 1500 Post Street

PARCEL NO. 687-4
DATE ACQ: 6-24-49

OWNER'S ADDRESS: 1500 Post Street

ZONING: R-4

PRESENT USE: Church

IRS: -
CONSID: N.S.
BEST USE: Present

ASSESSED VALUE: Land \$ 3,850.00
Imps. 15,200.00
\$ 19,050.00

TAXES: \$ Exempt

LAND: DIMENSION 50 x 120 = 6,000 ✓

s. f.

IMPROVEMENTS: Condition Good

Effective Age 10 ±
except for 3rd flr. 50 yrs.

See attached sheet for improvement description.

SUMMATION APPROACH:

Rounded to

Land 6,000 s. f. @ \$5.83± \$ 35,000

Improvements

New portion 5,598 s. f. @ \$15.00 \$83,970 ✓

Old portion 2,917 s. f. @ 2.00 5,834 ✓

89,804
124,804

\$125,000

MARKET COMPARISON:

Not applicable

Sales Most Comparable

s. f. @ \$

\$

INCOME APPROACH:

Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

Remarks: Remodeling and new additions accomplished within the past 10 years.

LAND	\$ 35,000
IMPROVEMENTS	90,000

MARKET VALUE OF PROPERTY \$ 125,000

IMPROVEMENTS:

A 3 st. and 1 st. fr., stucco and wood siding church bldg. containing a social hall with stage, kitchen, foyer, two restrooms on 1st flr., the chapel with stage, foyer, three classrooms on the second, and 3 classrooms, pastor room, workroom, kitchen and a toilet on the third. 1st and 2nd floor are as good as new with plaster walls and ceiling, asphalt tile floor on first, hardwood floors on 2nd. Chapel has 32 pews. Central heating, 3 furnaces, 50 gallon water heater.

HEMLOCK STREET

#501



OCTAVIA STREET

POST STREET

HEMLOCK STREET

#501



OCTAVIA STREET

50'
#1500

POST STREET



APPRAISAL

13-21

OWNER: The Japanese Church of Christ of S.F. PARCEL NO. 687-5
 PROPERTY ADDRESS: 1516 Post Street DATE ACQ: 10-22-18

OWNER'S ADDRESS: c/o Fred Hoshizama IRS:
 1474-48th Ave. CONSID: N.S.
 ZONING: R-4 PRESENT USE: See below BEST USE: Apts.

ASSESSED VALUE: Land \$ 1,710.00
 Imps. 1,500.00
 \$ 3,210.00 TAXES: \$ 266.76

LAND: DIMENSION 27.08 x 120± = 3,250✓ s.f.

IMPROVEMENTS: Condition Fair Effective Age 70 ±

2 st. fr. str. with high bsmt. Bldg. was formerly 2 flats
 but now is being used by church for social activities and
 guest house. Bsmt. is used for church classes.

SUMMATION APPROACH:

Rounded to

Land	3,250 s.f. @ \$5.54±	\$ 18,000 ✓	
Improvements	3,512 s.f. @ 1.50	5,268 ✓	
		<u>23,268</u>	\$23,300

MARKET COMPARISON:

Sales Most Comparable	666-25; 686-14		
	3,250 s.f. @ \$ 7.00	\$ 22,750 ✓	22,800

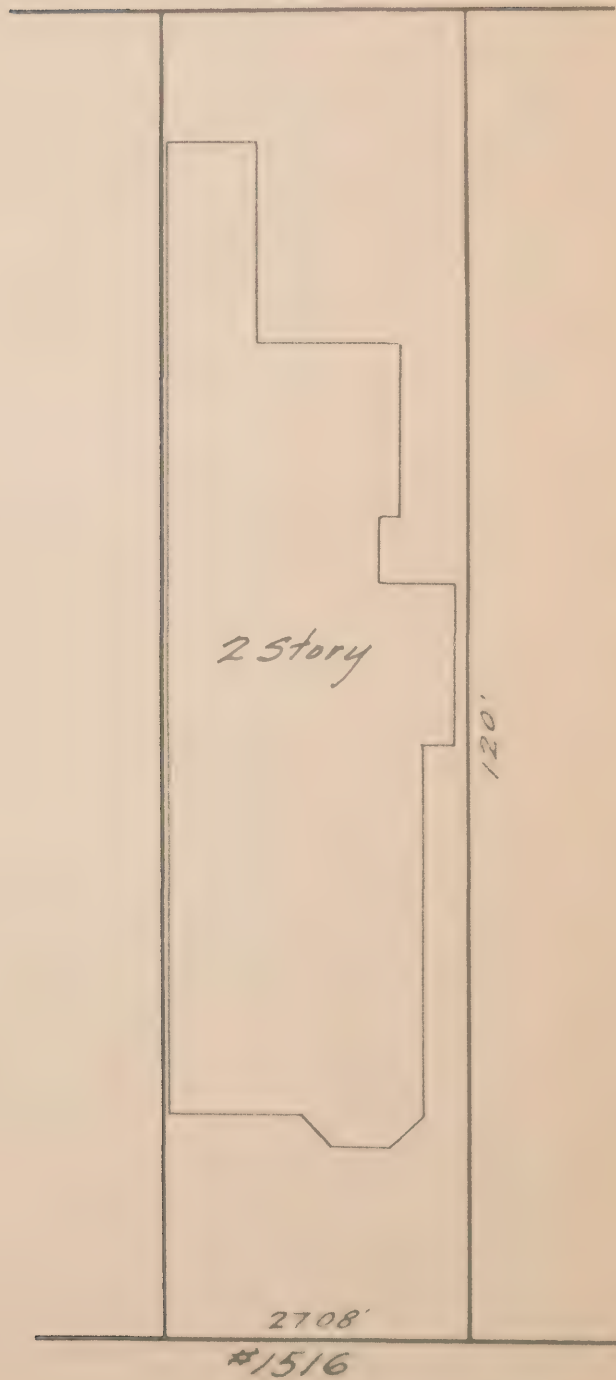
INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 18,000
IMPROVEMENTS	<u>5,000</u>

MARKET VALUE OF PROPERTY \$ 23,000

HEMLOCK STREET



POST STREET



APPRAISAL

13-37

OWNER: Nellie Belle Sanders
PROPERTY ADDRESS: 1520 Post Street

PARCEL NO. 687-6
DATE ACQ: 11-1-45

OWNER'S ADDRESS: 1520 Post Street

IRS: \$3.85
CONSID: N.S.
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,250.00
Imps. 1,300.00
\$ 2,550.00

TAXES: \$ 211.90

LAND: DIMENSION 25.83 x 69 = 1,782 s.f.

IMPROVEMENTS: Condition Poor Effective Age 70

2 st. fr. str., 1-flat on ea. flr. Exterior has been stuccoed but interior is in poor condition.

SUMMATION APPROACH:

Rounded to

Land	1,782 s.f. @ \$5.61±	\$ 10,000	
Improvements	2,454 s.f. @ 3.00	7,362	
		<u>17,362</u>	\$17,400

MARKET COMPARISON:

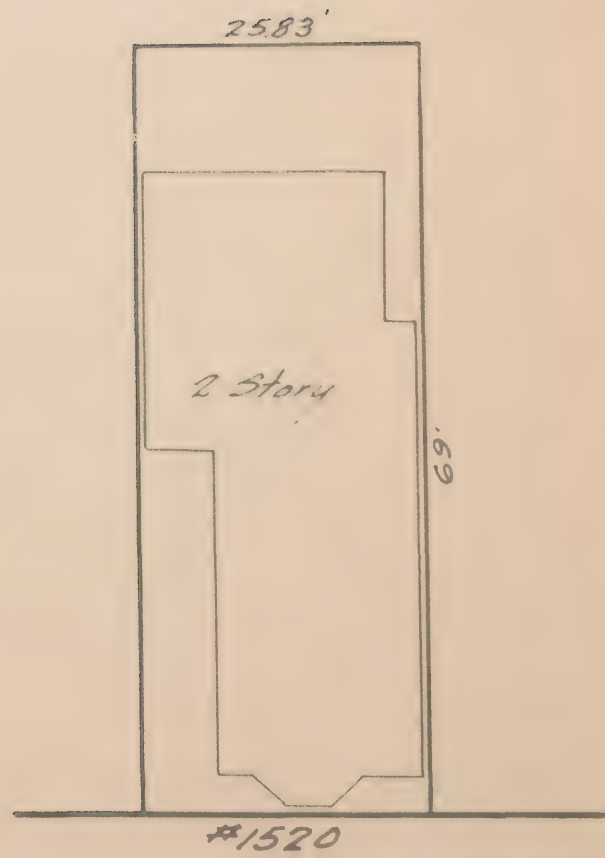
Sales Most Comparable	652-18; 665-19; 675-23		
1,782	s.f. @ \$ 10.00	\$ 17,820	17,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1st flr.	85		85	
2nd flr.	Vacant		85	
			<u>170</u> x 100	17,000

LAND	\$ 10,000
IMPROVEMENTS	7,000
	<hr/>

MARKET VALUE OF PROPERTY \$ 17,000



POST STREET



APPRAISAL

13-22

OWNER: Clifton Brown
PROPERTY ADDRESS: 519-21 Hemlock

PARCEL NO. 687-6A
DATE ACQ: 2-3-50

OWNER'S ADDRESS: 850 Central

IRS: No
CONSID: -
BEST USE: Same

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 600.00
Impe. 1,000.00
\$ 1,600.00

TAXES: \$ 132.96

LAND: DIMENSION 25.83 x 51 = 1,317 ✓ s.f.

IMPROVEMENTS: Condition Fair 4 Effective Age 70 =

2 st. fr. str. with brick veneer on 1st st. front.
1-3 rm. flat on 1st flr. and 1-4 rm. flat on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	1,317 s.f. @ \$5.69+	\$ 7,500.00 ✓	
Improvements	1,898 s.f. @ 3.50	6,643.00 ✓	
		<u>14,143.00</u>	\$14,100

MARKET COMPARISON:

Sales Most Comparable 661-2; 661-2A; 677-35

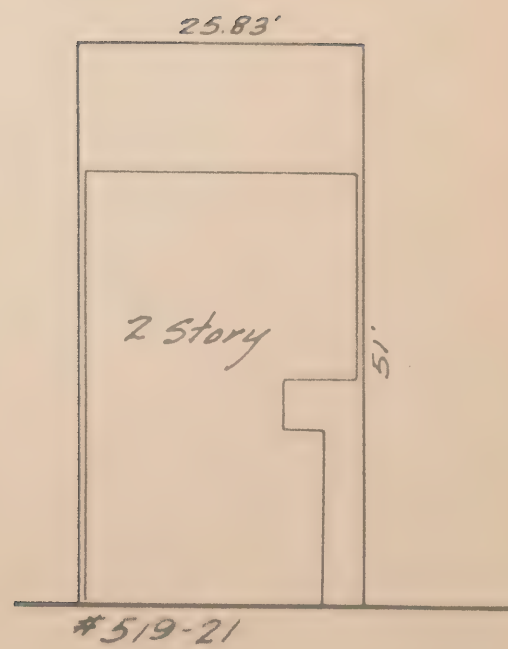
1,317 s.f. @ \$ 11.00 \$ 14,487 ✓ 14,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-3	70		70	
1-4	80		80	
			<u>150</u> x 95 =	
			14,250	14,300 ✓

LAND	\$ 7,500
IMPROVEMENTS	<u>6,500</u>

MARKET VALUE OF PROPERTY \$ 14,000



HEMLOCK STREET



APPRAISAL

13-24

OWNER: Minoru Arikawa et ux
PROPERTY ADDRESS: 1532-34 Post Street

PARCEL NO. 687-8
DATE ACQ: 1-14-47

OWNER'S ADDRESS: 1532 Post Street

IRS: \$6.60
CONSID: N.S.
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,630.00
Imps. 2,100.00
\$ 3,730.00

TAXES: \$ 309.96

LAND: DIMENSION 25.84 x 120 = 3,100 ✓ s. f.

IMPROVEMENTS: Condition Fair Effective Age 70 ±

2-st. fr. str. with bsmt. stg. and stg. at rear of bldg.
1-6 rm. flat on ea. of 1st and 2nd flrs.

SUMMATION APPROACH:

Rounded to

Land 3,100 s.f. @ \$5.48±
Improvements 4,754 s.f. @ 1.00

\$ 17,000 ✓
4,754 ✓
21,754

\$21,800

MARKET COMPARISON:

Sales Most Comparable 684-15; 686-14
3,100 s.f. @ \$ 7.00

\$ 21,700 ✓

INCOME APPROACH:

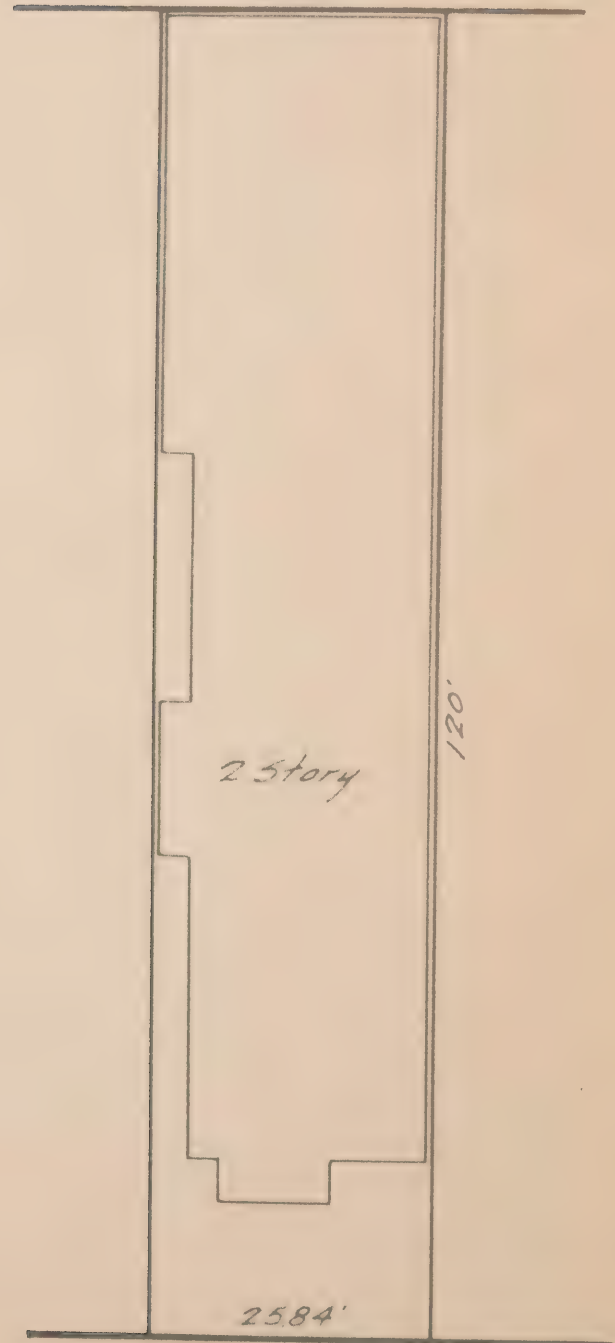
Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-6 rm.	owner		100	
1-6 rm.	110		110	
			210 x 100	21,000

LAND \$ 17,000
IMPROVEMENTS 4,000

MARKET VALUE OF PROPERTY \$ 21,000

HEMLOCK STREET

#535



#1534-32

POST STREET



APPRAISAL

13-25

OWNER: The Emanuel Church of God in Christ
PROPERTY ADDRESS: 1540 Post Street

PARCEL NO. 687-9
DATE ACQ: 10-24-50

OWNER'S ADDRESS: 1540 Post Street

ZONING: R-4 PRESENT USE: Church

IRS: -
CONSID: N.S.
BEST USE: Present

ASSESSED VALUE: Land \$ 3,230.00
Impe. 39,500.00
\$ 42,730.00

TAXES: \$

LAND: DIMENSION 51.67 x 120 = 6,200

s.f.

IMPROVEMENTS: Condition Fair-to-good

Effective Age 11

See attached sheet for improvement description.

SUMMATION APPROACH:

Rounded to

Land	6,200 s.f. @ \$5.48+	\$ 34,000	
Improvements	6,082 s.f. @ 8.00	48,656	
		<u>82,656</u>	\$82,700

MARKET COMPARISON: Not applicable
Sales Most Comparable

s.f. @ \$

INCOME APPROACH: Not Applicable

Units	Actual	Fair	Total Monthly
\$		\$	\$

LAND	\$ 34,000
IMPROVEMENTS	<u>49,000</u>

MARKET VALUE OF PROPERTY \$ 83,000

PARCEL NO: 687-9

IMPROVEMENTS:

A one-story reinforced concrete church bldg. containing a prayer room, a front office and a small room, 2 restrooms each with 2 w.c. and 2 lavatories, the central chapel area with oak pews, (36 @ 12 l.f. = 432 l.f., 18 @ 15 l.f. = 270 l.f.), elevated platform for choir with oak pews (4 @ 12 l.f. = 48 l.f.), a front rostrum with pews (3 @ 12 l.f. = 36 l.f., 6 @ 3 l.f. = 18 l.f.) 14 murals 8' x 10' each, 17 hanging lights, a suspended blower heater with 2 outlets to the chapel, a kitchen and dining room with a 7 foot stainless steel sink, a pastor's study and a storage room.

Interior walls and ceiling completely plastered.
Floors - softwood and concrete.

HEMLOCK STREET

51.67'

1 story

120'

#1540

POST STREET



APPRAISAL

13-26

OWNER: Ichero Sugizama
PROPERTY ADDRESS: 1554 Post Street

PARCEL NO. 687-10
DATE ACQ: 10-10-48

OWNER'S ADDRESS: 1554 Post Street

ZONING: R-4

PRESENT USE: Single family

IRS: No
CONSID: N.S.
BEST USE: Apts.

ASSESSED VALUE: Land \$ 1,630.00
Imps. 1,000.00
\$ 2,630.00

TAXES: \$ 218.56

LAND: DIMENSION 25.84 x 120 = 3,100 s.f.

IMPROVEMENTS: Condition Fair Effective Age 70 ±

2 st. fr. dwelling with bsmt. stg. area. 4 rms. on 1st flr. and 6 rms. on 2nd. Shed at rear of lot has no value.

SUMMATION APPROACH:

Rounded to

Land	3,100 s.f. @ \$5.48±	\$ 17,000	
Improvements	3,046 s.f. @ 0.50	1,523	
		<u>18,523</u>	\$18,500

MARKET COMPARISON:

Sales Most Comparable	661-14; 662-8		
	3,100 s.f. @ \$ 6.00	\$	18,600

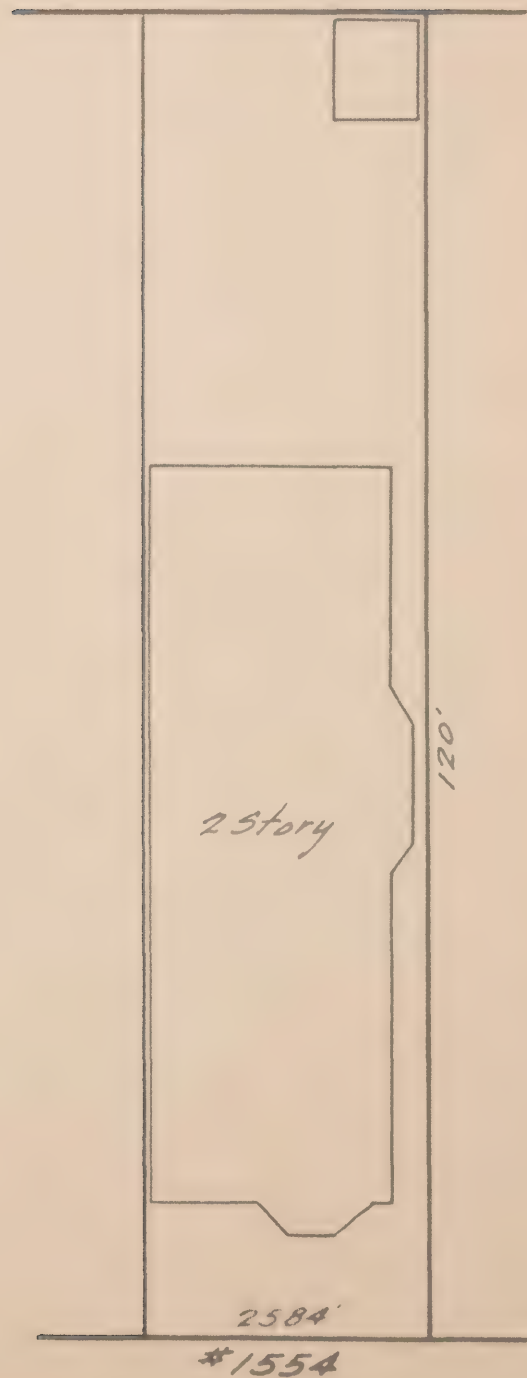
INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 17,000
IMPROVEMENTS	<u>1,000</u>

MARKET VALUE OF PROPERTY \$ 18,000

HEMLOCK STREET



POST STREET



APPRAISAL

13-35

OWNER: Russell J. Hyde et al
PROPERTY ADDRESS: 1558-60 Post Street

PARCEL NO. 687-11
DATE ACQ: 3-31-53

OWNER'S ADDRESS: 65 Circle Rd., San Rafael

IRS:
CONSID: N.S.
BEST USE: Apts.

ZONING: R-4

PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,350.00
Imps. 1,000.00
\$ 2,350.00

TAXES: \$ 195.28

LAND: DIMENSION 25.83 x 83 = 2,144 s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 70 ±

Entry refused. This is a 2 st. fr. str. with bsmt. garage and storage. It appears to be 1 flat on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	2,144 s.f. @ \$5.36±	\$ 11,500	
Improvements	2,304 s.f. @ 2.50	5,760	
		<u>17,260</u>	\$17,300

MARKET COMPARISON:

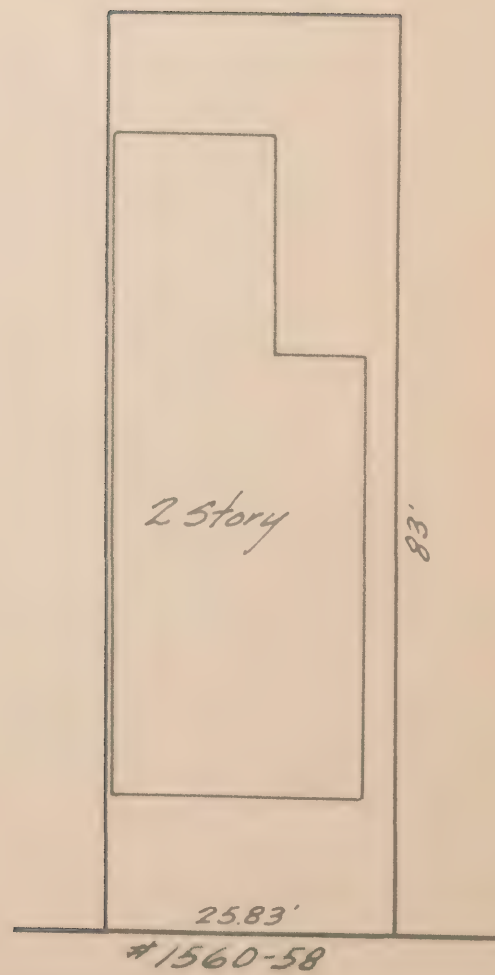
Sales Most Comparable 665-19; 663-11; 687-34
2,144 s.f. @ \$ 8.50 \$ 18,224 18,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1st flr.	?		85
2nd flr.	?		85
			<u>170</u> x 105 =
			17,850
			17,900

LAND \$ 11,500
IMPROVEMENTS 6,000

MARKET VALUE OF PROPERTY \$ 17,500



POST STREET



APPRAISAL

13-27

OWNER: John Massingale et ux
PROPERTY ADDRESS: 559 Hemlock

PARCEL NO. 687-11A
DATE ACQ: 5-17-46

OWNER'S ADDRESS: 559 Hemlock

IRS:

CONSID: N.S.

ZONING: R-4

PRESENT USE: Single family BEST USE: Apts.

ASSESSED VALUE: Land \$ 470.00
Imps. 700.00
\$ 1,170.00

TAXES: \$ 97.22

LAND: DIMENSION 25.83 x 37 = 956 ✓

s.f.

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

1 st. single family dwelling with bsmt. garage and storage.
4 rooms and bath on 1st flr.

SUMMATION APPROACH:

Rounded to

Land 956 s.f. @ \$6.80+
Improvements 802 s.f. @ 2.00

\$ 6,500 ✓
1,604 ✓
8,104

\$8,100

MARKET COMPARISON:

Sales Most Comparable 659-19; 687-33
956 s.f. @ \$8.00

\$ 7,648 ✓

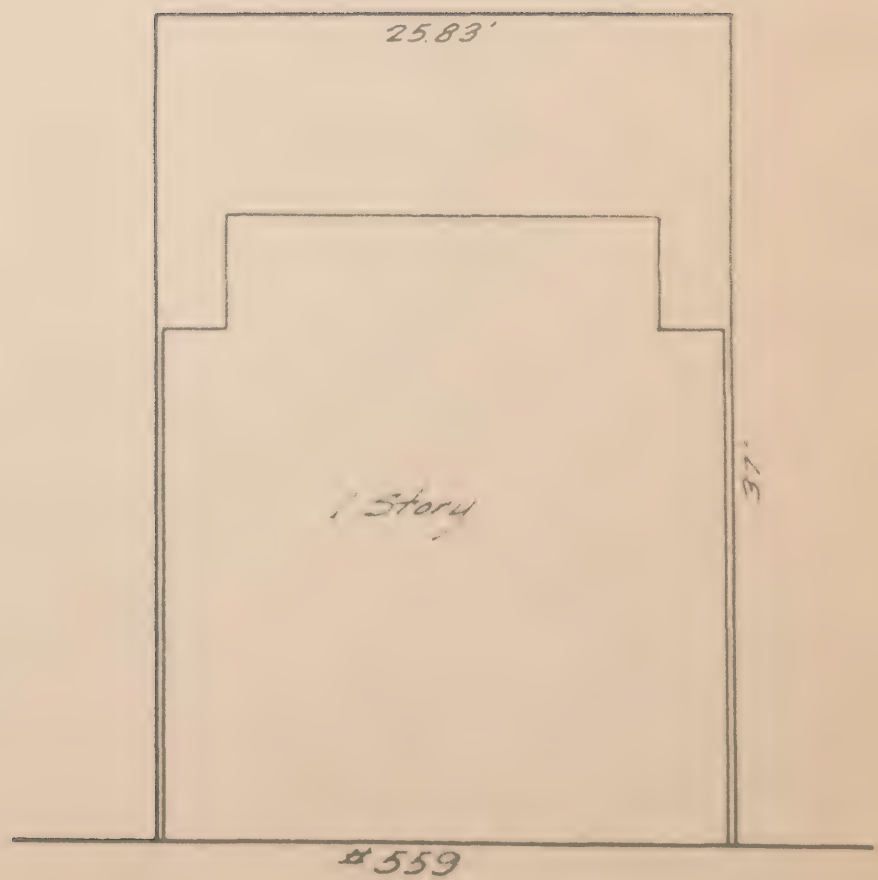
7,600

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND \$ 6,500.00
IMPROVEMENTS 1,500.00

MARKET VALUE OF PROPERTY \$ 8,000.00



HEMLOCK STREET



APPRAISAL

13-28

OWNER: Osamu Seiki
PROPERTY ADDRESS: 1562 Post Street

PARCEL NO. 687-12
DATE ACQ: 8-4-60

OWNER'S ADDRESS: 1640 Post Street

IRS: No
CONSID: Family deal
BEST USE: Apts.

ZONING: R-4

PRESENT USE: Flats and
single family

ASSESSED VALUE: Land \$ 1,630.00
Imps. 1,000.00
\$ 2,630.00

TAXES: \$ 218.56

LAND: DIMENSION 25.83 x 120± = 3,100

s.f.

IMPROVEMENTS: Condition See below

Effective Age 70

Bldg. #1 - 1 st. single family dwelling with bsmt. gar.
facing on Post St., 6 rms. in fair condition.
Bldg. #2 - 2 st. fr. str. facing on Hemlock St. 1-3 rm.
flat on 1st flr. and 1-4 rm. flat on 2nd flr.
Poor condition.

SUMMATION APPROACH:

Rounded to

Land 3,100 s.f. @ \$5.48± \$ 17,000

Improvements

Bldg. #1 1,579 s.f. @ \$2.00 \$3,158
Bldg. #2 1,224 s.f. @ 2.00 2,448

5,606
22,606

\$22,600

MARKET COMPARISON:

Sales Most Comparable 659-10; 660-11
3,100 s.f. @ \$ 7.30

\$ 22,630

22,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-6 rm.	75		90
1-3 rm.	35		55
1-4 rm.	50		65
			210 x 105 =
			22,050

22,100

LAND \$ 17,000
IMPROVEMENTS 5,000

MARKET VALUE OF PROPERTY \$ 22,000

HEMLOCK STREET

#565-63

2 story

1 story

120'

25.83'

#1562

POST STREET



APPRAISAL

13-29

OWNER: Stefano Crosetti et ux PARCEL NO. 687-13
 PROPERTY ADDRESS: 1568 Post & 569-71 Hemlock DATE ACQ: 8-5-30

OWNER'S ADDRESS: Unknown IRS:
 ZONING: R-4 PRESENT USE: Single family and flats BEST USE: N.S. Apts.

ASSESSED VALUE: Land \$ 1,630.00
 Imps. 1,050.00
 \$ 2,680.00 TAXES: \$ 222.70

LAND: DIMENSION 25.83 x 120± = 3,100 s.f.

IMPROVEMENTS: Condition Fair Effective Age 70

Bldg. #1 - 1 st. single fam. dwelling with bsmt. stg. and gar. extending to street and partly under res. Dwelling has 6 rms. and faces on Post St,
 Bldg. #2 - 2 st. fr. str. with high bsmt. gar. and stg. 2-4 rm. flats on ea. flr.

SUMMATION APPROACH: Rounded to

Land	3,100 s.f. @ \$5.48±	\$ 17,000	
Improvements			
Bldg. #1	1,302 s.f. @ \$2.00	\$2,604	
Gar. & stg.	1,000 s.f. @ \$0.50	500	
Bldg. #2	1,530 s.f. @ \$2.50	3,825	
(incl. gar. & stg.)			
		6,929	
		23,929	\$23,900

MARKET COMPARISON:

Sales Most Comparable	659-10;		
3,100 s.f. @ \$ 7.60		\$ 23,560	23,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Bldg. #1	60	80	80
Gar. & stg. Vacant		15	15
2-4 rm. 50 ea.		65 ea.	130
			225 x 105 =
			23,625
			23,600

LAND	\$ 17,000
IMPROVEMENTS	6,500

MARKET VALUE OF PROPERTY \$ 23,500

HEMLOCK STREET

#571-69

2 story

1 story

120'

2583'

#1568

POST STREET



APPRAISAL

13-34

OWNER: Masami Dobashi et ux
PROPERTY ADDRESS: 1580 Post Street

PARCEL NO. 687-14
DATE ACQ: 5-26-58

OWNER'S ADDRESS: 812 35th Ave.

IRS: \$3.00
CONSID: N.S.
BEST USE: Garage

ZONING: R-4 PRESENT USE: Garage

ASSESSED VALUE: Land \$ 1,490.00
Imps. 3,000.00
\$ 4,490.00

TAXES: \$ 373.12

LAND: DIMENSION 25.83 x 90 = 2,325 ✓

s. f.

IMPROVEMENTS: Condition Good

Effective Age 40 ±

1 st. brick bldg. used as a garage.

SUMMATION APPROACH:

Rounded to

Land 2,325 s.f. @ \$5.38+
Improvements 2,325 s.f. @ 2.50

\$ 12,500 ✓
5,813 ✓
18,313

\$18,300

MARKET COMPARISON:

Sales Most Comparable 666-26, -27; 666-6A
2,325 s.f. @ \$ 8.00

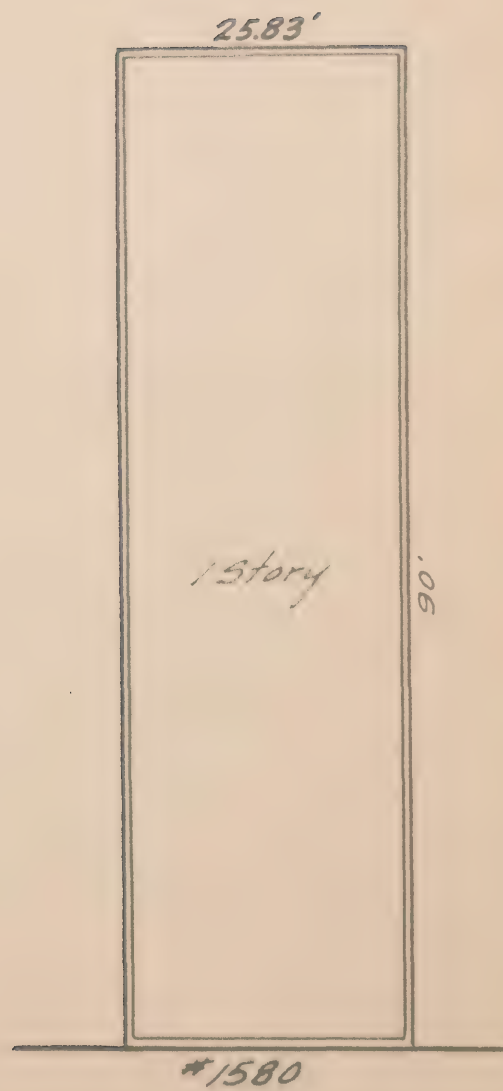
\$ 18,600 ✓

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1 garage Owner			200 x 90 18,000

LAND \$ 12,500
IMPROVEMENTS 5,500

MARKET VALUE OF PROPERTY \$ 18,000



POST STREET



APPRAISAL

13-33

OWNER: Elvira R. Allan
PROPERTY ADDRESS: 1582-90 Post Street

PARCEL NO. 687-15
DATE ACQ: 10-7-38

OWNER'S ADDRESS: 2700 Filbert Street

IRS: No
CONSID: N.S.

ZONING: R-4

PRESENT USE: Stores & apts. BEST USE: Same

ASSESSED VALUE: Land \$ 3,040.00
Imps. 2,450.00
\$ 5,490.00

TAXES: \$ 456.22

LAND: DIMENSION 51.67 x 95± = 4,908 s.f.

IMPROVEMENTS: Condition Excellent Effective Age 15 ±
1582 & 84 - 2 st. fr. str. with plumbing shop and office on
1st flr. 1-4 rm. flat on 2nd flr. This bldg. has been completely
remodeled.
1588-90 - 2 st. fr. str. with 2-rm. bait shop on 1st flr. and 1-4
rm. flat on 2nd flr. This bldg. was condemned 4 yrs. ago and has
since been rebuilt. Bait shop has 6 x 8 x 12 walk-in box.

SUMMATION APPROACH: Rounded to

Land	4,908 s.f. @ \$5.50±	\$	27,000	✓
Improvements	1582-84 - 1st flr. 893 s.f. @ \$6.00		\$5,358	✓
	2nd flr. 833 s.f. @ 8.00		6,664	✓
	1588-90 - 1st flr. incl.			
	walk-in box 1,056 s.f. @ 6.50		6,864	✓
	2nd flr. 1,056 s.f. @ 8.00		8,448	✓
			<u>54,334</u>	
			\$54,300	

MARKET COMPARISON:

Sales Most Comparable
4,908 s.f. @ \$ 11.00 \$ 53,988 54,000 ✓

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1582-84	\$180 L		220	
1588-90	175 L		230	
			<u>450</u> x 120	54,000 ✓

LAND \$ 27,000
IMPROVEMENTS 27,000

MARKET VALUE OF PROPERTY \$ 54,000



POST

STREET



APPRAISAL

13-32

OWNER: Tokuichi Hosoda et al
PROPERTY ADDRESS: 1596 Post Street

PARCEL NO. 687-16
DATE ACQ: 12-9-57

OWNER'S ADDRESS: 1596 Post Street

IRS: \$6.60
CONSID: N.S.
BEST USE: Same

ZONING: R-4 PRESENT USE: Com. & apt.

ASSESSED VALUE: Land \$ 2,120.00
Imps. 17,500.00
\$ 19,620.00

TAXES: \$ 1,630.42

LAND: DIMENSION 25.42 x 95 = 2,415

s.f.

IMPROVEMENTS: Condition Excellent

Effective Age 2 ±

2 st. str. with full excavated bsmt. Bsmt. has sprinkler system. 1st flr. is conc. block const. with office, packaging room. and delivery section. 2nd flr. is fr. constr. with 6 rms. and two baths. Specialized equipment cost \$7,000 installed as reported by owner who refused inspection.

SUMMATION APPROACH:

Rounded to

Land 2,415 s.f. @ \$5.80±

\$ 14,000

Improvements

Bsmt. 2,415 s.f. @ \$5.00 \$12,075

1st flr. (incl. equip.) 2,415 s.f.

@ \$12.00 28,980

2nd flr. 2,125 s.f. @ 12.50

26,562

67,617

MARKET COMPARISON:

Sales Most Comparable

2,415 s.f. @ \$ 34.00

\$ 82,110

82,100

INCOME APPROACH:

Units

Actual

Fair

Total Monthly

\$

\$

\$

LAND

\$ 14,000

IMPROVEMENTS

67,500

MARKET VALUE OF PROPERTY \$

81,500

LAGUNA STREET

25.42'

2 story

95'

#1596

POST STREET



APPRAISAL

13-30

OWNER: Herbert Cade, Sr., et ux
PROPERTY ADDRESS: 577-79 Hemlock

PARCEL NO. 687-17A
DATE ACQ: 6-29-61

OWNER'S ADDRESS: 149 Bronte

IRS: \$19.25

CONSID: \$17,500

ZONING: R-4

PRESENT USE: Flats

BEST USE: Same

ASSESSED VALUE: Land \$ 510.00
Imps. 1,000.00
\$ 1,510.00

TAXES: \$ 125.48

LAND: DIMENSION Irregular = 977

s. f.

IMPROVEMENTS: Condition Very poor

Effective Age 70 ±

3 s. f. fr. str., 1-4 rm. flat on ea. of 1st and 2nd flr.
and 1-3 rm. flat on 3rd flr.

SUMMATION APPROACH:

Rounded to

Land	977 s.f. @ \$6.65+	\$ 6,500
Improvements	1,979 s.f. @ 4.50	8,906
		<u>15,406</u>

\$15,400

MARKET COMPARISON:

Sales Most Comparable 676-15; 679-8
977 s.f. @ \$16.00

\$ 15,632

15,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-4 rm.	?		65
1-4 rm.	57.50		60
1-3 rm.	50.00		50
			<u>175</u> x 90 =
			15,750

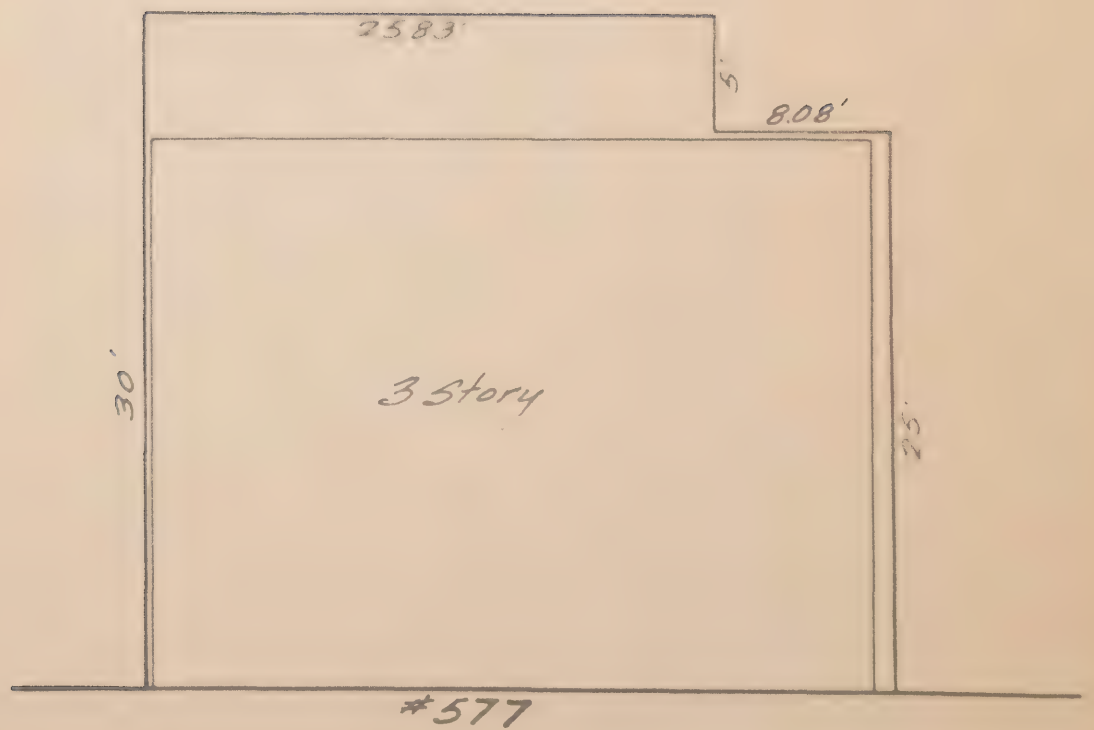
15,800

LAND
IMPROVEMENTS

\$ 6,500
9,000

MARKET VALUE OF PROPERTY \$

15,500



HEMLOCK STREET



APPRAISAL

13-14

OWNER: Frances Richichi
PROPERTY ADDRESS: 1620 Laguna Street

PARCEL NO. 687-18
DATE ACQ: 5-18-51

OWNER'S ADDRESS: 3312 Broderick

IRS:

ZONING: R-4 & R-5

PRESENT USE: Apts. & stores

CONSID: Decree

BEST USE: Same

ASSESSED VALUE: Land \$ 1,940.00
Imps. 1,600.00
\$ 3,540.00

TAXES: \$ 294.18

LAND: DIMENSION 25 x 116.08 = 2,902

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 70 ±

2 st. fr. str. with apt., store, garage and warehouse on
1st flr. 1-4 rm. and 1-3 rm. apt. on the 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	2,902 s.f. @ \$4.82+	\$ 14,000	
Improvements	5,446 s.f. @ 2.00	10,892	
		<u>24,892</u>	\$24,900

MARKET COMPARISON:

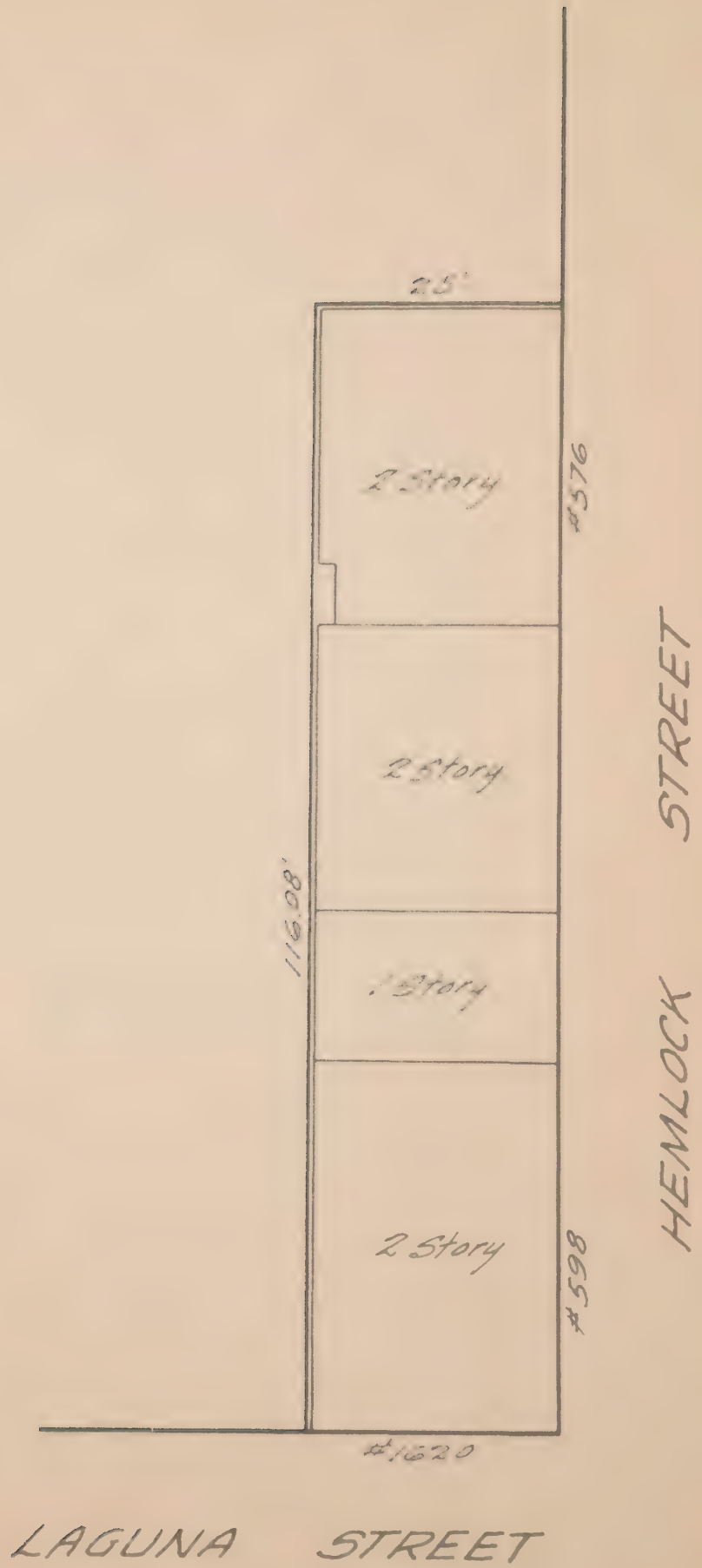
Sales Most Comparable	660-2; 660-11		
	2,902 s.f. @ \$ 8.00	\$ 23,216	23,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-store & rm. ?			65	
1-gar. & whse. ?			15	
1-3 rm. 45			45	
1-4 rm. 70			70	
1-3 rm. 70			70	
			<u>265</u>	
			265 x 90 =	
			23,850	23,900

LAND	\$ 14,000
IMPROVEMENTS	10,000

MARKET VALUE OF PROPERTY \$ 24,000





APPRAISAL

13-12

OWNER: James Jones
PROPERTY ADDRESS: 1695-97 Sutter Street

PARCEL NO. 687-19
DATE ACQ: 6-5-56

OWNER'S ADDRESS: 1697 Sutter Street

IRS:

ZONING: R-4

PRESENT USE: Store & apts.

CONSID: N.S.

BEST USE: Same

ASSESSED VALUE: Land \$ 1,720.00
Imps. 1,000.00
\$ 2,720.00

TAXES: \$ 226.04

LAND: DIMENSION 25.08 x 62 = 1,555 s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 70

2 st. fr. str. with 3 rm. store on 1st flr. 1-3 rm. and
1-4 rm. apt. on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	1,555 s.f. @ \$5.79+	\$ 9,000	
Improvements	2,790 s.f. @ 3.00	8,370	
		<u>17,370</u>	\$17,400

MARKET COMPARISON:

Sales Most Comparable 665-19; 663-21; 686-5
1,555 s.f. @ \$ 11.50 \$ 17,883 17,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-store	Owner		80	
1-3 rm.	Owner		50	
1-4 rm.	60		60	
			<u>190</u> x 90	17,100

LAND \$ 9,000
IMPROVEMENTS 8,500

MARKET VALUE OF PROPERTY \$ 17,500



25.28'

62'

2 Story

62'

#1695-97

SUTTER STREET

LAGUNA STREET



APPRAISAL

13-13

OWNER: Socorro F. Feroi
PROPERTY ADDRESS: 1622 Laguna Street

PARCEL NO. 68749A
DATE ACQ:

OWNER'S ADDRESS: 1222 Revere

IRS:
CONSID: N.S.
BEST USE: Apts.

ZONING: R-4

PRESENT USE: Single family

ASSESSED VALUE: Land \$ 660.00
Imps. 400.00
\$ 1,060.00

TAXES: \$ 88.08

LAND: DIMENSION 25.08 x 33 = 828 ✓

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 70

2 st. fr. single family dwelling with 3 rms. on ea. flr.

SUMMATION APPROACH:

Rounded to

Land 828 s.f. @ \$7.85±
Improvements 1,240 s.f. @ 4.00

\$ 6,500 ✓
4,960 ✓
11,460

\$11,500

MARKET COMPARISON:

Sales Most Comparable 677-36; 677-33; 677-41
828 s.f. @ \$ 15.00

\$ 12,420

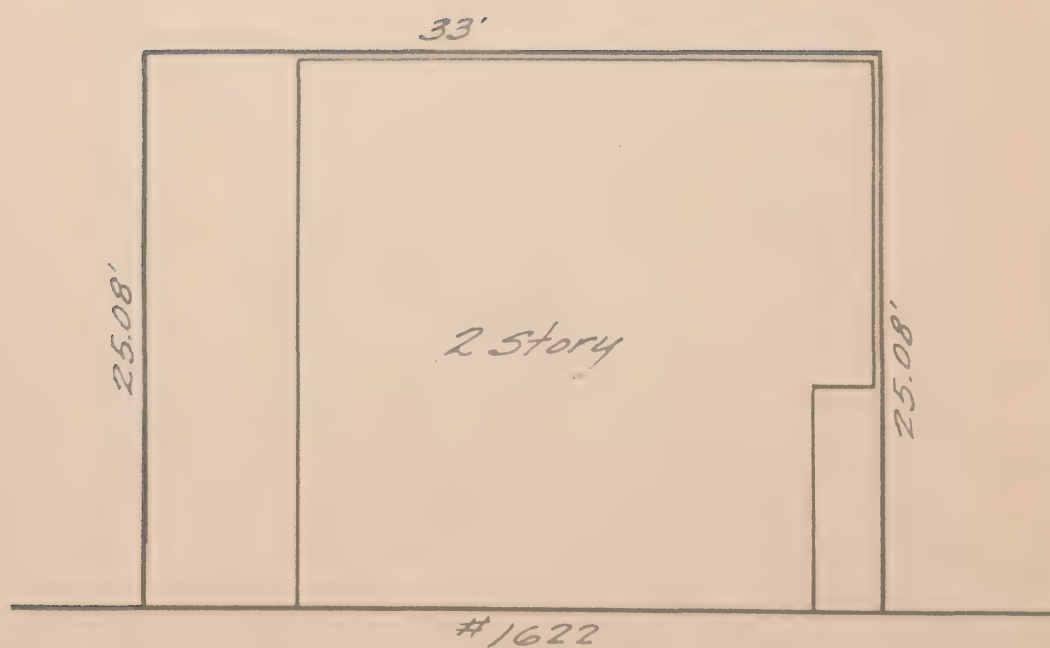
12,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND \$ 6,500
IMPROVEMENTS 5,500

MARKET VALUE OF PROPERTY \$ 12,000



LAGUNA STREET



APPRAISAL

13-11

OWNER: Ada Maude Kuehn
PROPERTY ADDRESS: 1689 Sutter Street

PARCEL NO. 687-20
DATE ACQ: 2-1-57

OWNER'S ADDRESS: 1689 Sutter Street

IRS:
CONSID: H. S.
BEST USE: AGR.

ZONING: R-4 PRESENT USE: Single family

ASSESSED VALUE: Land \$ 1,130.00
Imps. 300.00
\$ 1,430.00

TAXES: \$ 118.84

LAND: DIMENSION 20.66 x 95 = 1,963 ✓ s. f.

IMPROVEMENTS: Condition Good Effective Age 70

2 st. fr. single family dwelling with 3 rms. on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	1,963 s. f. @ \$5.35±	\$ 10,500 ✓	
Improvements	1,440 s. f. @ 2.50	3,600 ✓	
		<u>14,100</u>	\$14,100

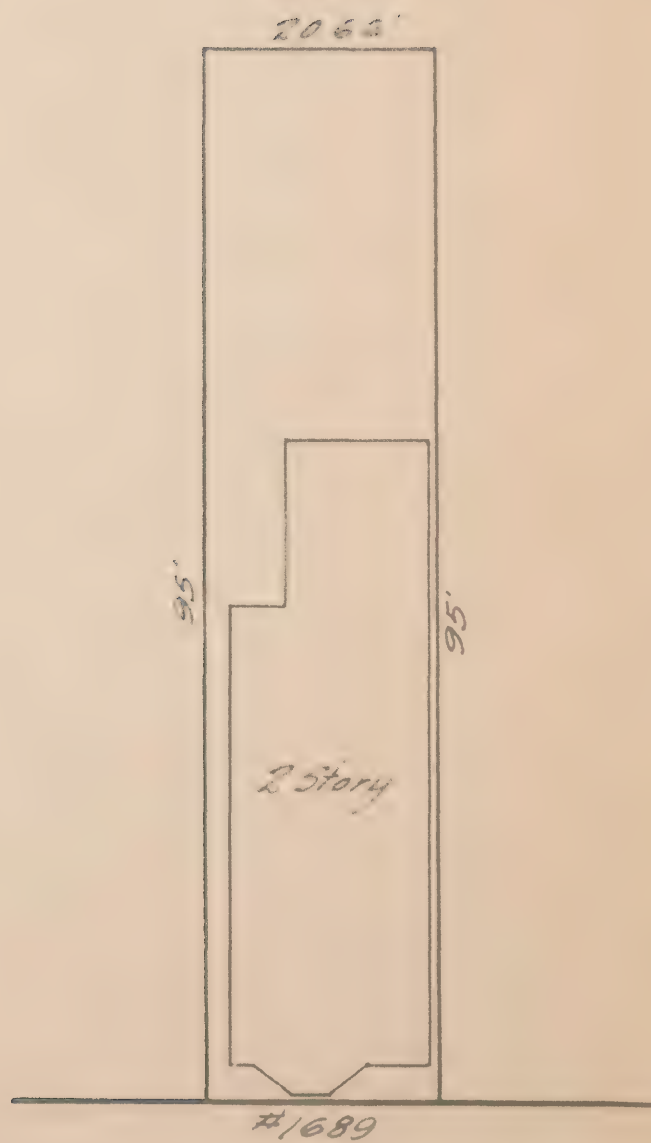
MARKET COMPARISON:

Sales Most Comparable 662-6; 662-13; 677-33
1,963 s. f. @ \$ 7.50 \$ 14,723 ✓ 14,700

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 10,500
IMPROVEMENTS	<u>4,000</u>
MARKET VALUE OF PROPERTY	\$ 14,500



SUTTER STREET



APPRAISAL

13-10

OWNER: D. M. Moore, Jr. et ux
PROPERTY ADDRESS: 1685 Sutter Street

PARCEL NO. 687-21
DATE ACQ: 7-15-59

OWNER'S ADDRESS: 1685 Sutter Street

IRS: \$2.20
CONSID: \$12,500
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,130.00
Imps. 650.00
\$ 1,780.00

TAXES: \$ 147.92

LAND: DIMENSION 20.66 x 95 = 1,963

s. f.

IMPROVEMENTS: Condition Good

Effective Age 60 ±

2 st. fr. str., 1-5 rm. flat on the 1st flr. and 1-6 rm.
flat on the 2nd flr. Small storage shed in rear is no value.

SUMMATION APPROACH:

Rounded to

Land	1,963 s.f. @ \$5.35±	\$ 10,500	
Improvements	2,290 s.f. @ 2.50	5,725	
		<u>16,225</u>	\$16,200

MARKET COMPARISON:

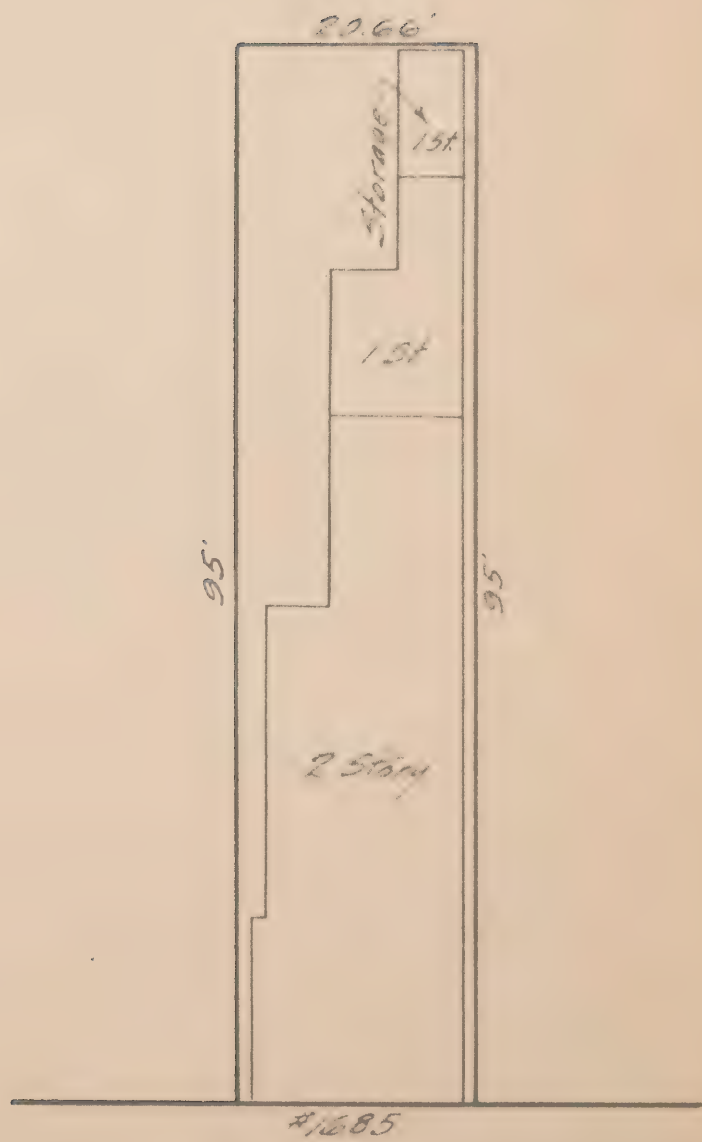
Sales Most Comparable	663-11;	675-24	
	1,963 s.f. @ \$ 8.00	\$ 15,704	15,700

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-5 rm. Owner			80
1-4 rm. 65			70
			<u>150</u> x 110
			16,500

LAND	\$ 10,500
IMPROVEMENTS	<u>5,500</u>

MARKET VALUE OF PROPERTY \$ 16,000



SUTTER STREET



APPRAISAL

13-9

OWNER: Peter J. Chenault
PROPERTY ADDRESS: 1675 Sutter Street

PARCEL NO. 687-22
DATE ACQ:

OWNER'S ADDRESS: 1675 Sutter Street

IRS:

CONSID: N.S.

ZONING: R-5

PRESENT USE: Single family BEST USE: Apts.

ASSESSED VALUE: Land \$ 1,130.00
Imps. 1,600.00
\$ 2,730.00

TAXES: \$ 226.84

LAND: DIMENSION 20.66 x 95 = 1,963 s.f. ✓

IMPROVEMENTS: Condition Good Effective Age 60 ±

2 st. single family fr. bldg. with high bsmt. garage and laundry room. 4 rms. on 1st flr, 3 rms. and sun porch on 2nd. Central heating in bldg.

SUMMATION APPROACH:

Rounded to

Land	1,963 s.f. @ \$5.35+	\$ 10,500	
Improvements	1,696 s.f. @ 2.75	4,664 ✓	
		<u>15,164</u>	\$15,200

MARKET COMPARISON:

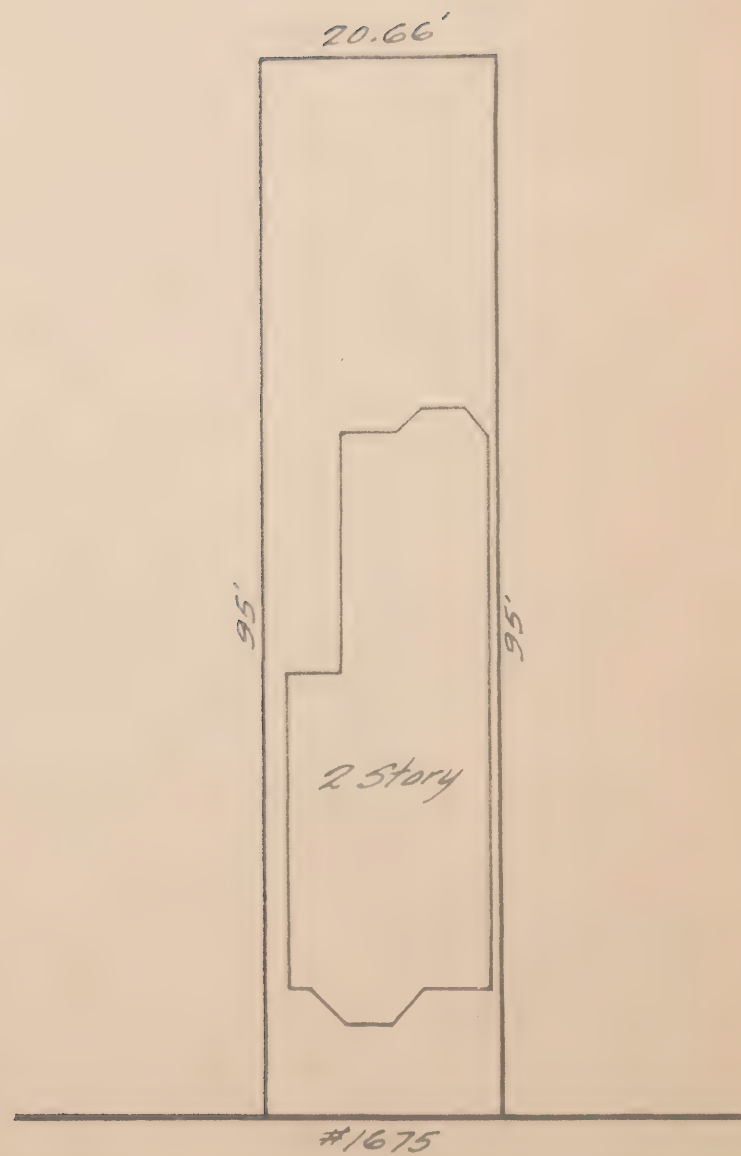
Sales Most Comparable 662-9; 662-8; 661-14
1,963 s.f. @ \$ 7.75 \$ 15,213 ✓ 15,200

INCOME APPROACH: Not applicable

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
	\$	\$	\$

LAND	\$ 10,500
IMPROVEMENTS	<u>4,700</u>

MARKET VALUE OF PROPERTY \$ 15,200



SUTTER STREET



APPRAISAL

13-7

OWNER: M. Ashizawa
PROPERTY ADDRESS: 1665-67 Sutter Street

PARCEL NO. 687-24
DATE ACQ: 6-30-59

OWNER'S ADDRESS: 1698 Post Street

IRS: \$17.60
CONSID: \$16,000
BEST USE: Apts.

ZONING: R-5 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,350.00
Imps. 1,400.00
\$ 2,750.00

TAXES: \$ 228.52

LAND: DIMENSION 21.42 x 120 = 2,570 s.f. ✓

IMPROVEMENTS: Condition Good Effective Age 60

Front bldg. - 2 st. fr. str. with bsmt. gar. and stg. 1-4 rm.
flat on 1st flr. and 1-5 rm. flat on 2nd flr.
Rear bldg. - 2 st. fr. str. with 1-4 rm. flat on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	2,570 s.f. @ \$5.45±	\$ 14,000 ✓	
Improvements			
Front	1,942 s.f. @ \$3.00	\$5,826 ✓	
Rear	1,366 s.f. @ 3.00	4,098 ✓	
		<u>9,924</u>	
		23,924	\$23,900

MARKET COMPARISON:

Sales Most Comparable	677-30; 660-11		
	2,570 s.f. @ \$ 9.50	\$ 24,415 ✓	24,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-4 rm.	50		65	
1-5 rm.	50		70	
1-4 rm.	45		65	
1-4 rm.	55		65	
			<u>265</u>	
			265 x 90 =	✓
			23,850	✓
				23,900

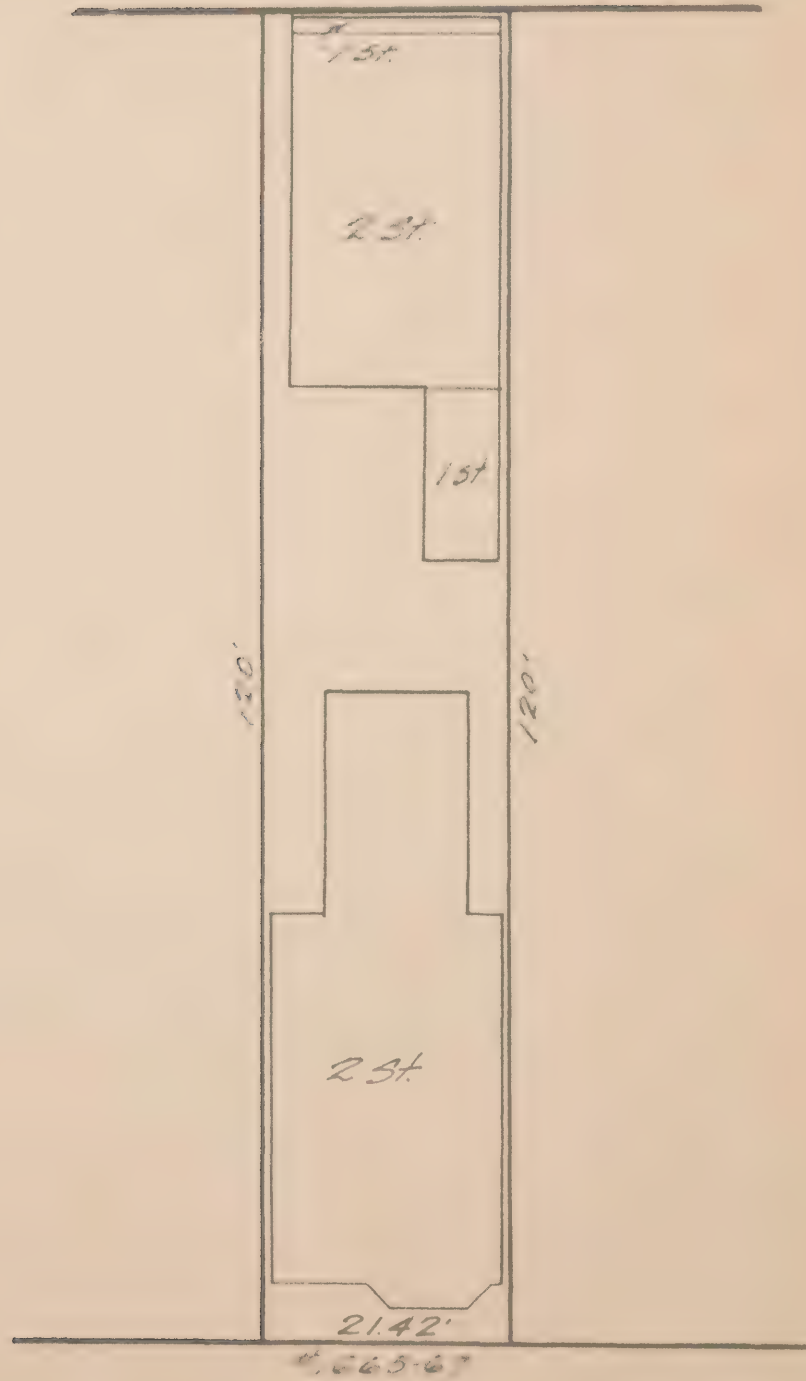
Bldg. is now being remodeled, owner claims \$14,000 to be spent.

LAND	\$ 14,000
IMPROVEMENTS	10,000

MARKET VALUE OF PROPERTY \$ 24,000

HEMLOCK STREET

#568-70



SUTTER STREET



APPRAISAL

13-6

OWNER: Masao Ashizawa et al
PROPERTY ADDRESS: 1657-61 Sutter Street

PARCEL NO. 687-25
DATE ACQ: 5-16-61

OWNER'S ADDRESS: 1698 Post Street

IRS: \$23.65
CONSID: \$21,600
BEST USE: Apts.

ZONING: R-5 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,400.00
Imps. 3,050.00
\$ 4,450.00

TAXES: \$ 369.80

LAND: DIMENSION 27.5 x 77 = 2,118 s.f.

IMPROVEMENTS: Condition Being remodeled Effective Age 70

3 st. fr. str. Ea. flr. has 1-6 rm. flat. Bldg. is being remodeled. This appraisal does not include remodeling costs.

SUMMATION APPROACH:

Rounded to

Land	2,118 s.f. @ \$5.43+	\$ 11,500	
Improvements	5,651 s.f. @ 2.00	11,302	
		<u>22,802</u>	\$22,800

MARKET COMPARISON:

Sales Most Comparable	685-19; 681-10		
2,118 s.f. @ \$	10.50	\$ 22,239	22,200

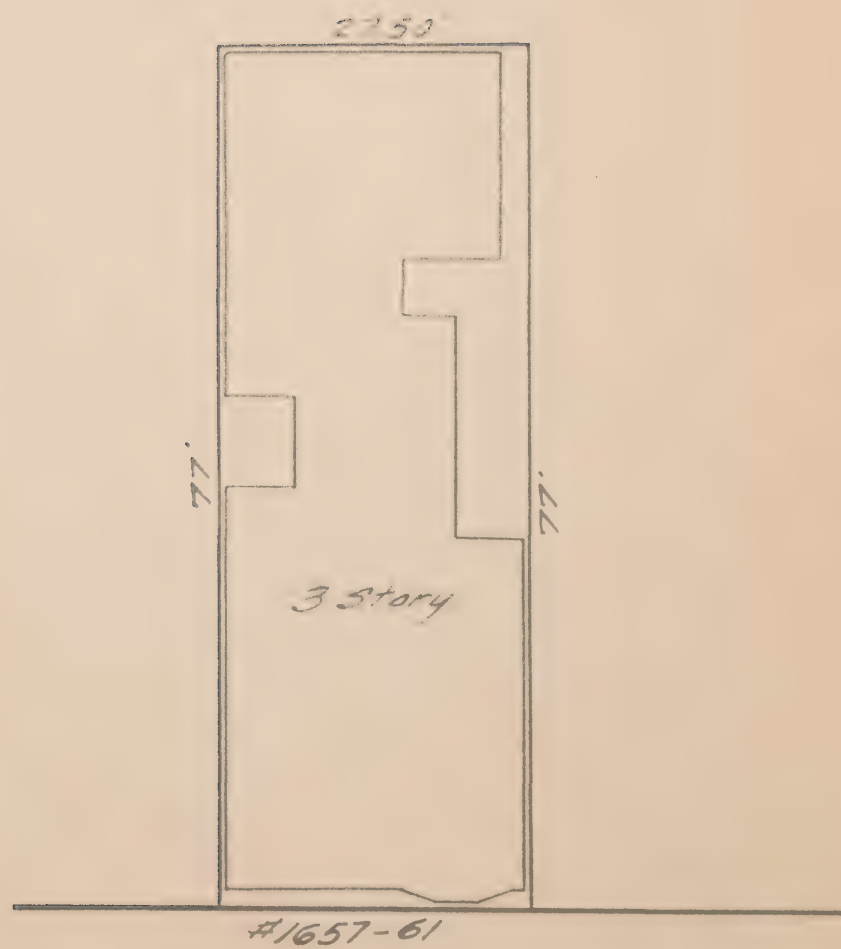
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
3-6 rm.	Vacant	80 ea.	240 x 90	21,600

Unable to determine the value of the remodeling because it is so incomplete.

LAND	\$ 11,500
IMPROVEMENTS	10,500
	<hr/>

MARKET VALUE OF PROPERTY \$ 22,000



SUTTER STREET



APPRAISAL

13-15

OWNER: Robert Howard et al
PROPERTY ADDRESS: 558-60 Hemlock

PARCEL NO: 687-25A
DATE ACQ: 4-11-61

OWNER'S ADDRESS: Unknown

IRS: No
CONSID: \$12,500
BEST USE: Apts.

ZONING: R-5 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 570.00
Imps. 550.00
\$ 1,120.00

TAXES: \$ 93.08

LAND: DIMENSION 27.5 x 43 = 1,183 s.f. ✓

IMPROVEMENTS: Condition Fair Effective Age 70

2 st. fr. str. with bsmt. stg. 1-4 rm. flat on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	1,183 s.f. @ \$6.34+	\$ 7,500	
Improvements	1,766 s.f. @ 3.50	6,181	
		<u>13,681</u>	\$13,700

MARKET COMPARISON:

Sales Most Comparable 661-2; 661-2A; 677-35
1,183 s.f. @ \$ 11.00 \$ 13,013 ✓ 13,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2-4 rm.	?	75 ea.	150 x 90	13,500

LAND	\$ 7,500
IMPROVEMENTS	<u>5,500</u>

MARKET VALUE OF PROPERTY \$ 13,000



HEMLOCK STREET





APPRAISAL

13-5

OWNER: Norman's Development Corporation PARCEL NO. 687-26, 27, 28
 PROPERTY ADDRESS: 3 vacant lots on Sutter St. DATE ACQ: 10-10-61

OWNER'S ADDRESS: 69 West Portal IRS: No reported
 ZONING: R-5 PRESENT USE: Vacant lots CONSID: \$80,000/
 BEST USE: Apts

ASSESSED VALUE: Land \$ 5,190.00
 Imps. -
 \$ 5,190.00

TAXES: \$ 431.28

LAND: DIMENSION 82.5 x 120 = 9,900 s.f. ✓

IMPROVEMENTS: Condition Vacant Effective Age ±

Improvements have been demolished. Parcels are vacant.

SUMMATION APPROACH:

Rounded to

Land 9,900 s.f. @ \$5.56± \$ \$55,000 ✓
 Improvements

MARKET COMPARISON:

Sales Most Comparable 674-7; 674-8
 9,900 s.f. @ \$ 5.60 \$ 55,440 ✓ 55,400

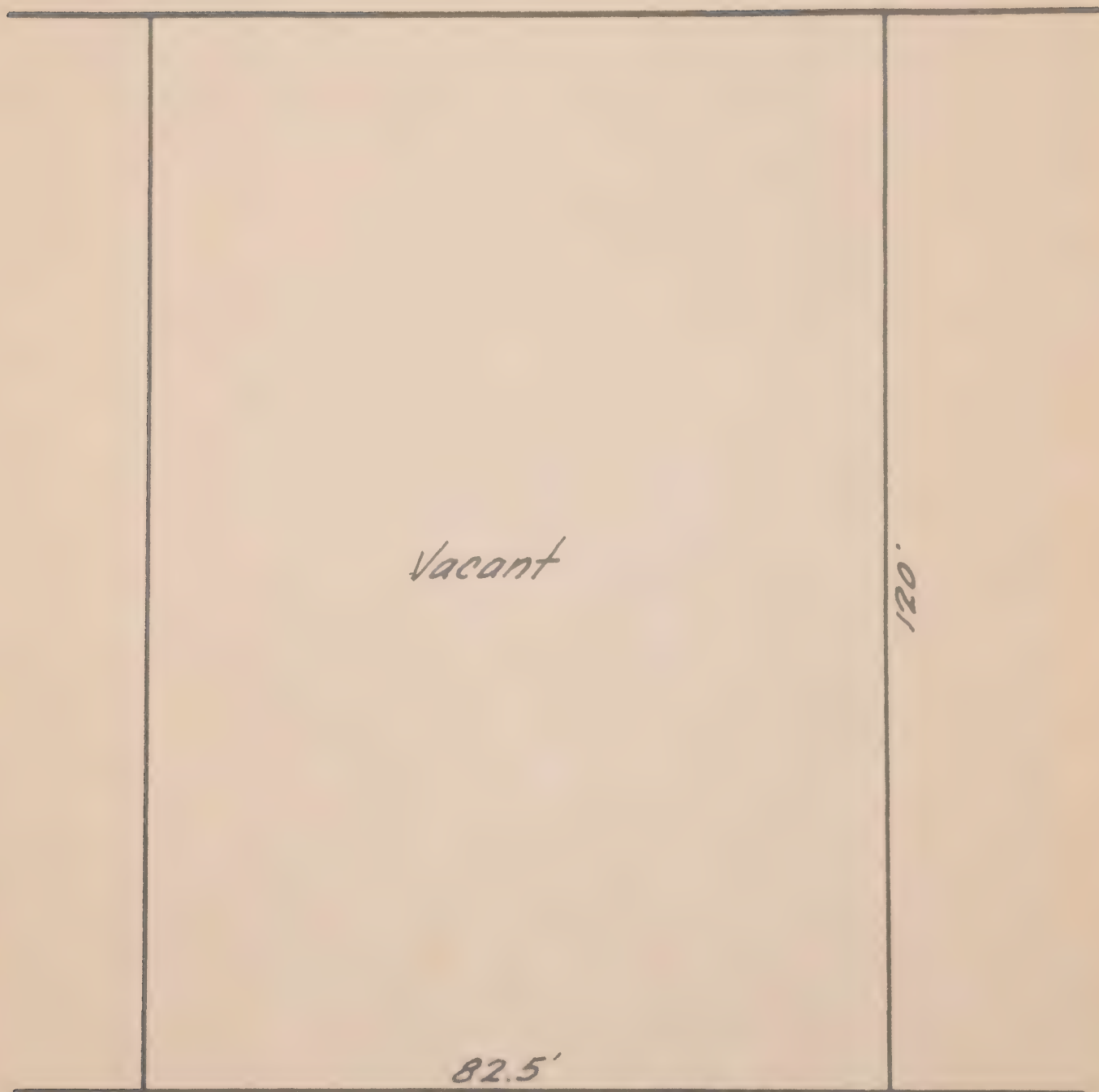
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND \$ 55,000
 IMPROVEMENTS -

MARKET VALUE OF PROPERTY \$ 55,000

HEMLOCK STREET



SUTTER STREET



APPRAISAL

13-4

OWNER: Bradley Company, a corporation
PROPERTY ADDRESS: 1635 Sutter Street

PARCEL NO. 687-29
DATE ACQ: 3-9-15

OWNER'S ADDRESS: 231 Hickory

IRS:

CONSID: N.S.

ZONING: R-5

PRESENT USE: Apts. &
Housekeeping rms.

BEST USE: Apts.

ASSESSED VALUE: Land \$ 1,730.00
Imps. 2,600.00
\$ 4,330.00

TAXES: \$ 359.82

LAND: DIMENSION 27.5 x 120 = 3,300 ✓ s. f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 70 ±

3 st. fr. str. 3 flats have been converted to 1-3 rm. apt.
9-2 rm. apts. and 6 housekeeping rms. Housekeeping rooms
have lav. & hot plate in closet.

SUMMATION APPROACH:

Rounded to

Land	3,300 s.f. @ \$5.45+	\$ 18,000	
Improvements	6,006 s.f. @ 1.70	10,210 ✓	
		28,210	\$28,200

MARKET COMPARISON:

Sales Most Comparable	685-19; 660-37		
3,300	s.f. @ \$ 8.50	\$ 28,050 ✓	28,100

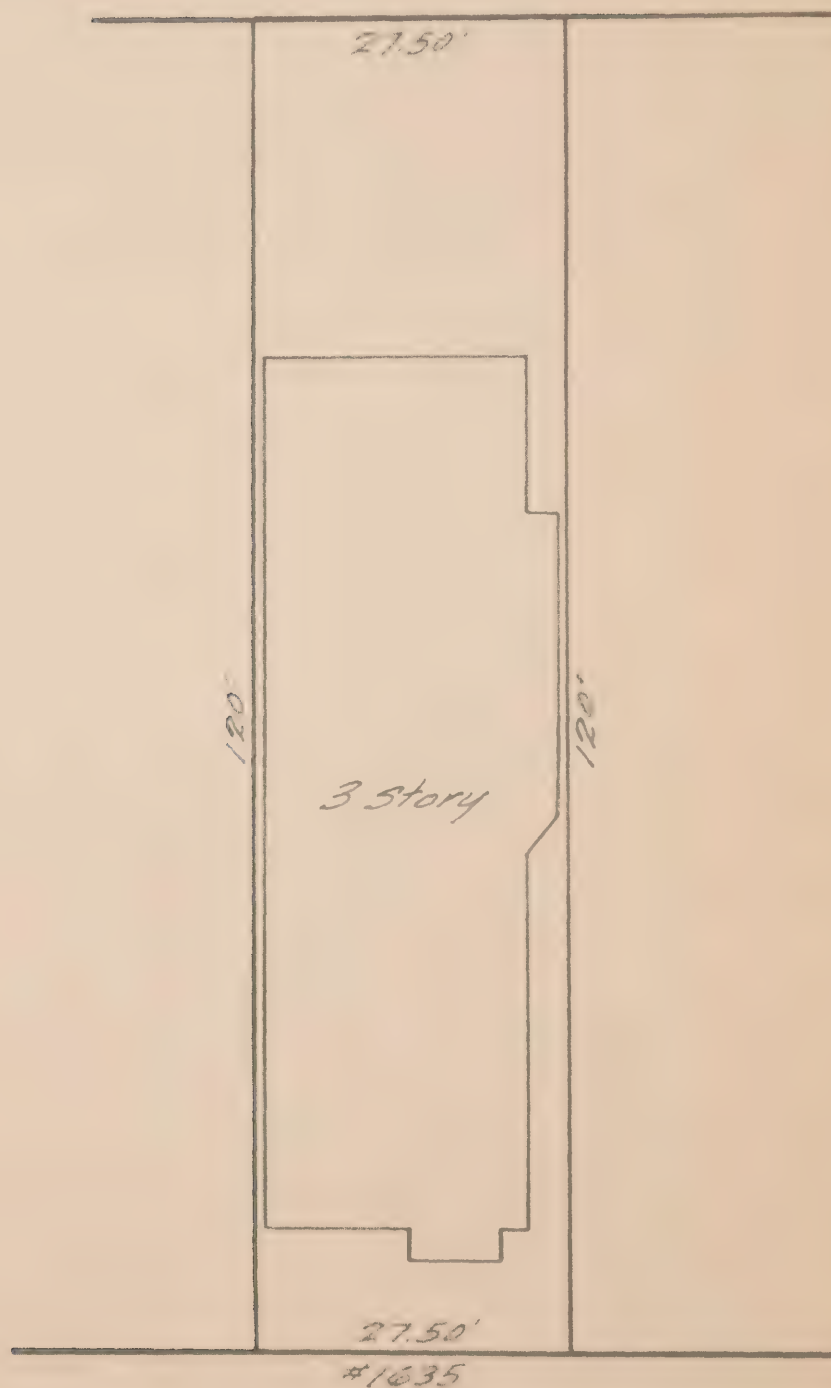
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-3 rm.	Manager		50	
9-2 rm.	40		360	
6-1 rm.	25		150	
			560 x 50	28,000

LAND	\$ 18,000
IMPROVEMENTS	10,000

MARKET VALUE OF PROPERTY \$ 28,000

HEMLOCK STREET



SUTTER STREET



APPRAISAL

13-3

OWNER: Redix Gilford et ux
PROPERTY ADDRESS: 1627-31 Sutter Street

PARCEL NO. 687-30
DATE ACQ: 12-29-49

OWNER'S ADDRESS: 1629 Sutter Street

IRS: No
CONSID: N.S.
BEST USE: Same

ZONING: R-5 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,410.00
Imps. 3,000.00
\$ 4,410.00

TAXES: \$ 366.48

LAND: DIMENSION 27.54 x 79 = 2,176 s.f. ✓

IMPROVEMENTS: Condition Fair-to-poor Effective Age 70

3 1/2 st. fr. str. with full bsmt. stg. 1-6 rm. flat on 1st flr.
1-7 rm. flat on 2nd flr. 1-3 & 1-4 rm. apt. on 3rd flr.
share bath. 2-3 rm. apts. on 4th flr. share bath.

SUMMATION APPROACH:

Rounded to

Land	2,176 s.f. @ \$5.51+	\$ 12,000 ✓	
Improvements	6,908 s.f. @ 3.00	20,724 ✓	
		<u>32,724</u>	\$32,700

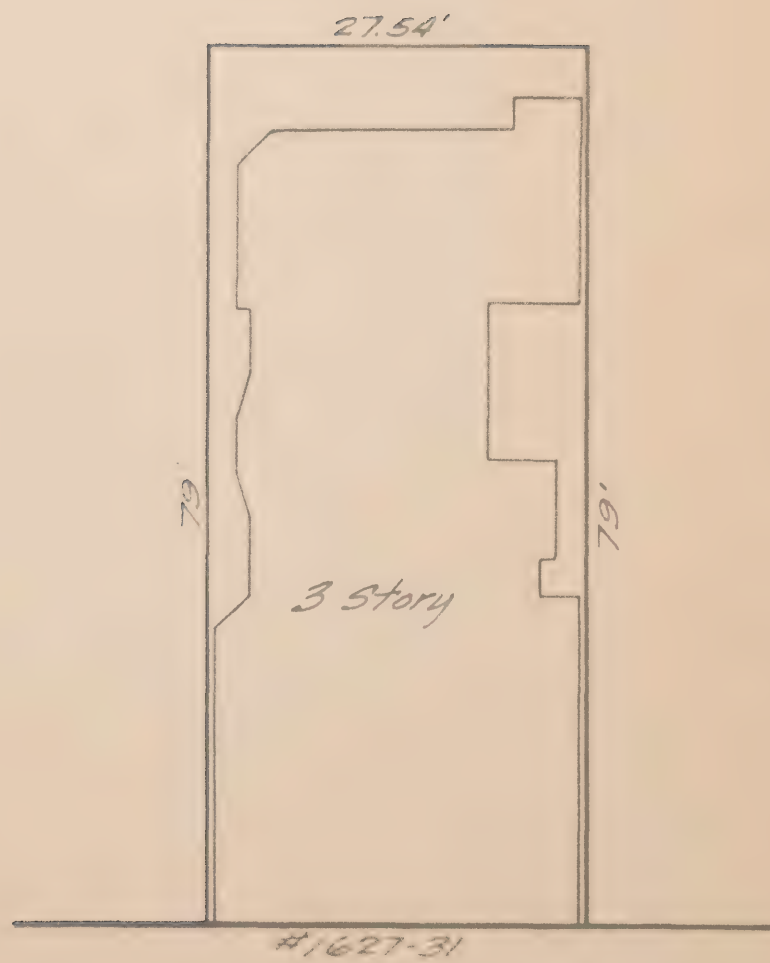
MARKET COMPARISON:

Sales Most Comparable	676-19; 685-19		
	2,176 s.f. @ \$ 15.00	\$ 32,640 ✓	32,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-6 rm.	85		85	
1-7 rm.	85		85	
1-3 rm.	47		47	
1-4 rm.	57.50		57	
2-3 rm.	35		70	
			<u>344</u>	
			344 x 95 =	
			32,680 ✓	32,700

LAND	\$ 12,000
IMPROVEMENTS	20,500
	<u>32,500</u>
MARKET VALUE OF PROPERTY	\$ 32,500



SUTTER STREET



APPRAISAL

13-16

OWNER: Dan Davis et ux
PROPERTY ADDRESS: 528-30 Hemlock

PARCEL NO. 687-30A
DATE ACQ: 10-17-58

OWNER'S ADDRESS: 530 Hemlock

IRS: \$3.85
CONSID: N.S.
BEST USE: Apts.

ZONING: R-5 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 500.00
Imps. 750.00
\$ 1,250.00

TAXES: \$ 103.88

LAND: DIMENSION 25 x 41 = 1,025 s.f.

IMPROVEMENTS: Condition Poor Effective Age 70

2 st. fr. str. with bsmt. stg. 1-4 rm. flat on 1st flr.
and 1-5 rm. flat on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	1,025 s.f. @ \$6.83±	\$ 7,000 ✓	
Improvements	1,826 s.f. @ 3.50	6,391 ✓	
		<u>13,391</u>	\$13,400

MARKET COMPARISON:

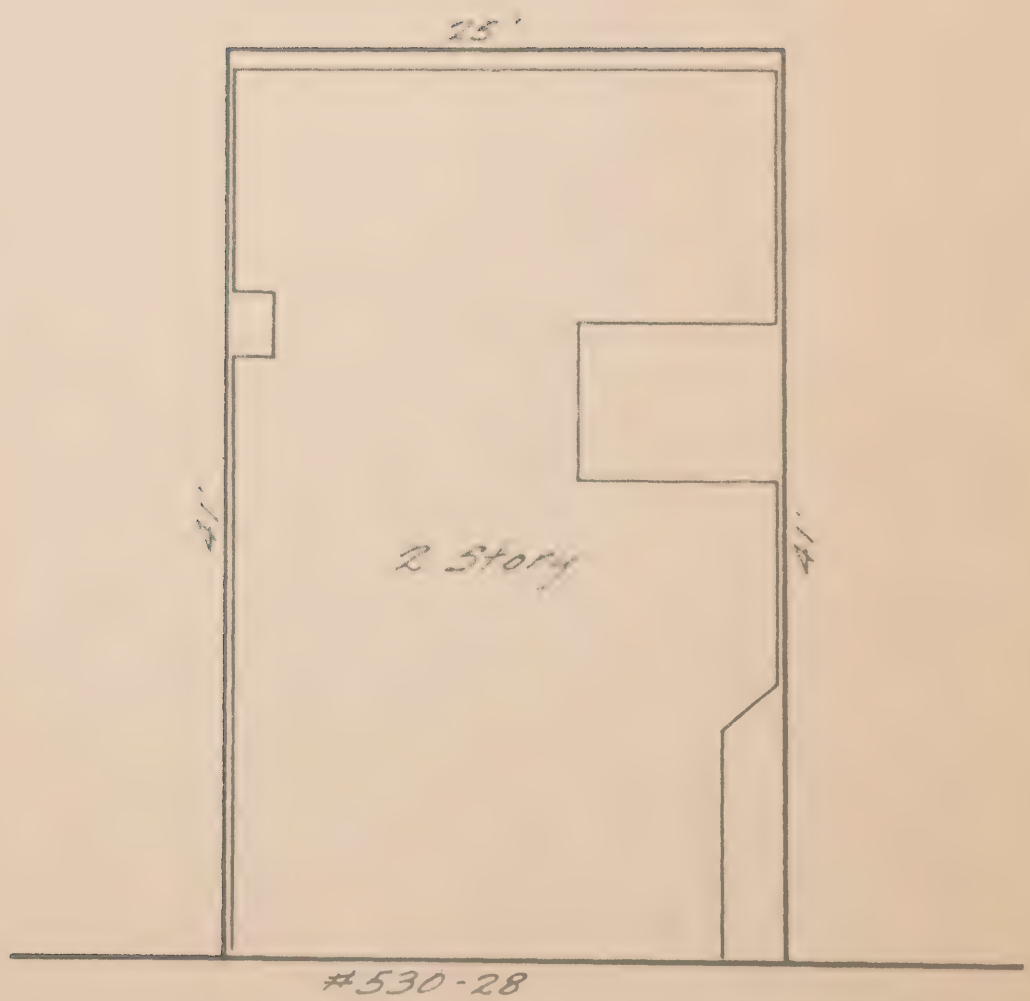
Sales Most Comparable	661-2; 661-2A; 677-35		
	1,025 s.f. @ \$ 12.50	\$ 12,813 ✓	12,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-4 rm.	Owner		75	
1-5 rm.	Owner		75	
			<u>150</u> x 90	13,500

LAND	\$ 7,000
IMPROVEMENTS	6,000
	<u>13,000</u>

MARKET VALUE OF PROPERTY \$ 13,000



HEMLOCK STREET



APPRAISAL

13-2

OWNER: John Fletcher et ux
PROPERTY ADDRESS: 1621-25 Sutter Street

PARCEL NO. 687-31
DATE ACQ: 4-28-50

OWNER'S ADDRESS: 1625 Sutter Street

IRS: No
CONSID: N.S.
BEST USE: Apts.

ZONING: R-5 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,410.00
Imps. 3,000.00
\$ 4,410.00

TAXES: \$ 366.48

LAND: DIMENSION 27.55 x 79 = 2,176

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 70 ±

3½ st. fr. str. with full bsmt. stg. area. 1-6 rm. flat on the 1st flr. 1-7 rm. flat ea. on 2nd and 3rd flrs. 4th flr. consists of 6 rms. and bath (no kitchen) used by owner.

SUMMATION APPROACH:

Rounded to

Land 2,176 s.f. @ \$5.51+
Improvements 6,908 s.f. @ 2.80

\$ 12,000
19,342
31,342

\$31,300

MARKET COMPARISON:

Sales Most Comparable 676-19; 685-19
2,176 s.f. @ \$ 14.50

\$ 31,552

31,500

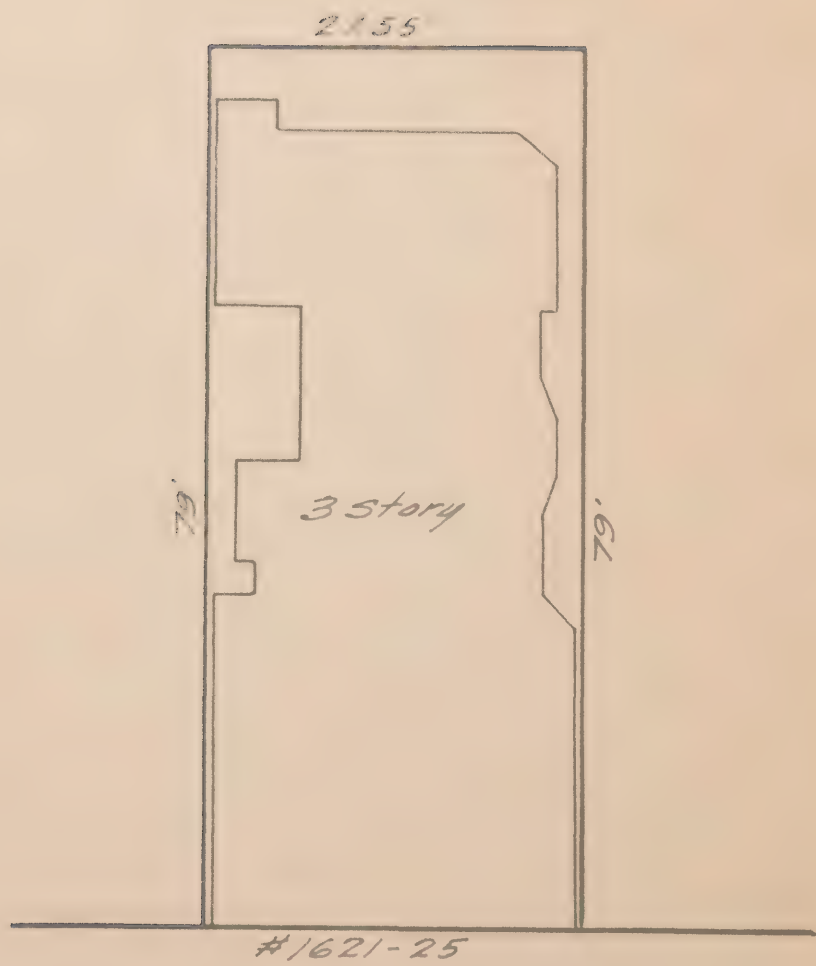
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-6	90		90
1-7	90		90
1-7	90		90
1-6	Owner		60
			330 x 95 =
			31,350

31,400

LAND \$ 12,000
IMPROVEMENTS 19,000

MARKET VALUE OF PROPERTY \$ 31,000



SUTTER STREET



APPRAISAL

13-17

OWNER: Ulysses Davis et ux
PROPERTY ADDRESS: 520=22 Hemlock

PARCEL NO. 687-32
DATE ACQ: 11-7-52

OWNER'S ADDRESS: 116 Thrift

IRS: \$11.00
CONSID: N.S.
BEST USE: Apts.

ZONING: R-5 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 510.00
Imps. 1,000.00
\$ 1,510.00

TAXES: \$ 47.36

LAND: DIMENSION Irregular - 1,068

s.f.

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

2 st. fr. str. with bsmt. stg. 1-4 rm. flat on 1st flr.
and 1-5 rm. flat on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land 1,068 s.f. @ \$6.84+
Improvements 1,902 s.f. @ 3.50

\$ 7,300 ✓
6,657 ✓
13,957

\$14,000

MARKET COMPARISON:

Sales Most Comparable 661-2; 661-2A; 677-35
1,068 s.f. @ \$ 12.50

\$ 13,350 ✓

13,400

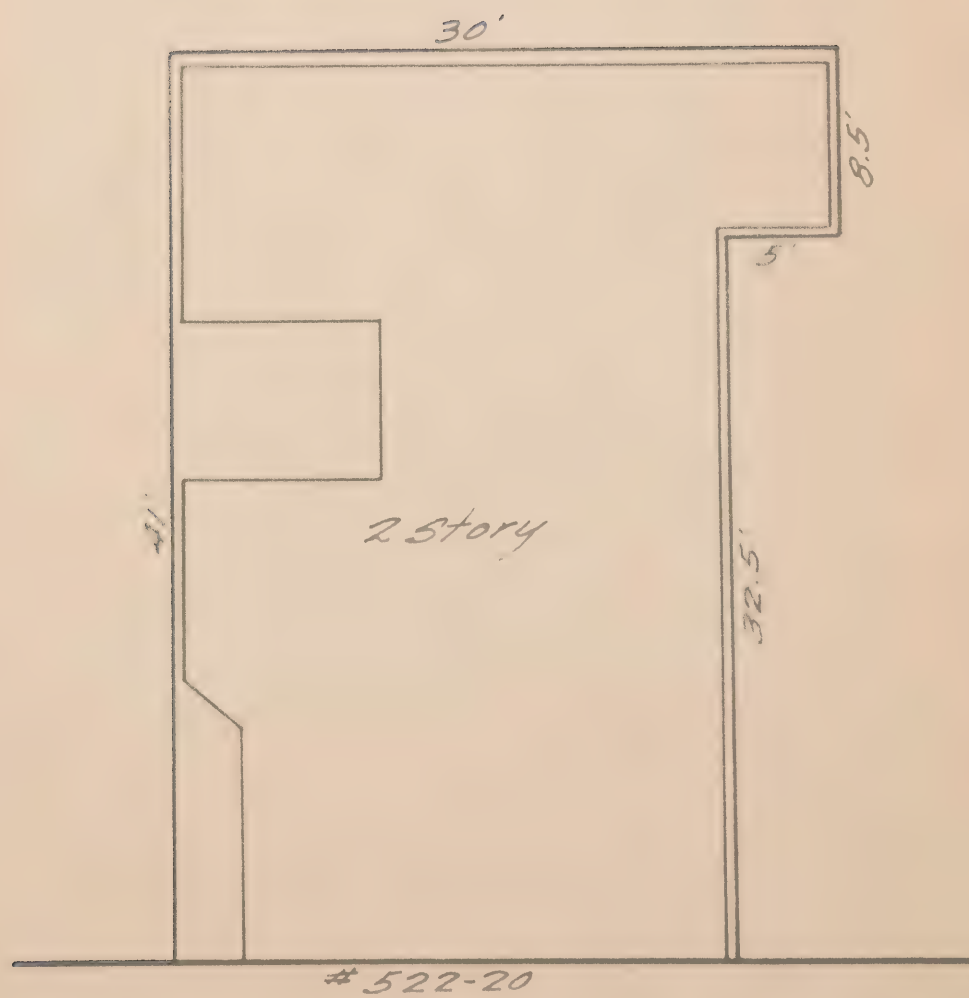
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-4 rm.	?		75
1-5 rm.	?		75
			150 x 90

13,500 ✓

LAND \$ 7,300
IMPROVEMENTS 6,200

MARKET VALUE OF PROPERTY \$ 13,500



HEMLOCK STREET



APPRAISAL

13-23

OWNER: Eunice Conley
PROPERTY ADDRESS: 525 Hemlock

PARCEL NO. 687-33
DATE ACQ: 12-15-61

OWNER'S ADDRESS: Unknown

IRS: No
CONSID: N.S.
BEST USE: Apts.

ZONING: R-5 PRESENT USE: See below

ASSESSED VALUE: Land \$ 500.00
Imps. 1,000.00
\$ 1,500.00

TAXES: \$ 124.66

LAND: DIMENSION 25.83 x 40 = 1,033 s.f.

IMPROVEMENTS: Condition Fair Effective Age 70 ±

Entry to dwelling refused. This appears to be a 2 st. single family dwelling with high bsmt. stg. space.

SUMMATION APPROACH:

Rounded to

Land	1,033 s.f. @ \$6.78+	\$ 7,000	
Improvements	1,190 s.f. @ 3.80	4,522	
		<u>11,522</u>	\$11,500

MARKET COMPARISON:

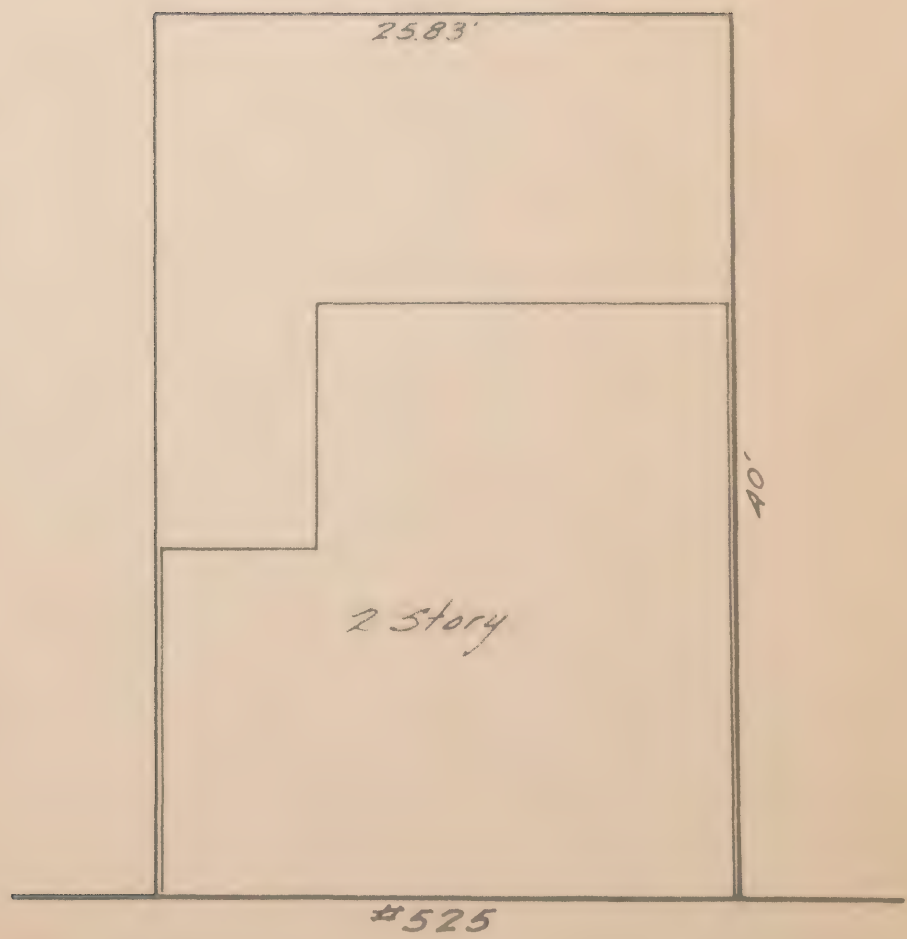
Sales Most Comparable 677-33; 677-36
1,033 s.f. @ \$ 11.00 \$ 11,363 11,400

INCOME APPROACH: Not applicable

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
	\$	\$	\$

LAND	\$ 7,000
IMPROVEMENTS	<u>4,500</u>

MARKET VALUE OF PROPERTY \$ 11,500



HEMLOCK STREET



APPRAISAL

13-36

OWNER: Equities Development Corporation
PROPERTY ADDRESS: 1528-30 Post Street

PARCEL NO. 687-34
DATE ACQ: 12-22-60

OWNER'S ADDRESS: Unknown

IRS: No
CONSID: \$17,000
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,330.00
Imps. 1,100.00
\$ 2,430.00

TAXES: \$ 201.94

LAND: DIMENSION 25.83 x 80± = 2,067✓ s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 70

2 st. fr. str. with small bsmt. stg. area. 1-6 rm.
flat on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	2,067 s.f. @ \$5.56±	\$ 11,500	
Improvements	2,794 s.f. @ 2.50	6,985	
		<u>18,485</u>	\$18,500

MARKET COMPARISON:

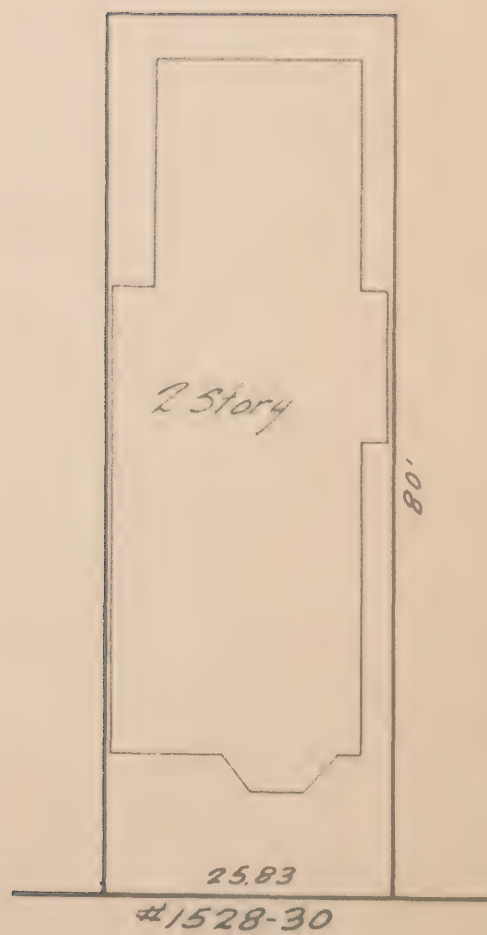
Sales Most Comparable 652-18; 665-19; 675-23
2,067 s.f. @ \$ 8.80 \$ 18,190 ✓ 18,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2-6 rm.	100 ea.	90 ea.	180 x 100	18,000

LAND \$ 11,500
IMPROVEMENTS 6,500

MARKET VALUE OF PROPERTY \$ 18,000



POST STREET

BLOCK 688

BLOCK 688

	NAME	LAND	IMPS.	TOTAL
41	Louis Navone	\$165,000	\$485,000	\$ 650,000
-2	M. Labaudt	26,000	9,000	35,000
-3	F.W. Woodmansee	26,000	5,000	31,000
-45	Dave K. Chiu	27,000	25,000	52,000
-6	J.S.J. De Jesus	11,500	9,000	20,500
-7	Rainbow Painting & Decorating Co.	16,000	14,000	30,000
-12	Toshiro Moriguchi	11,000	17,000	28,000
-13	Harry Toppen	10,000	8,000	18,000
-14	Frank K. Lee	12,000	7,000	19,000
-15	Elsa Miles	16,000	10,000	26,000
-16	Naka Ashizawa	15,000	26,000	41,000
-17	Dorothy P. Ubin	15,000	23,500	38,500
-18	F.L. Harrison	15,000	8,500	23,500
-19	A.T. McCullough	28,000	3,000	31,000
-22	James M. Banks	10,500	10,500	21,000
-23	Minnie Postal	10,500	7,500	18,000
-24,-25	Herbert T. Stokes	<u>23,000</u>	<u>19,000</u>	<u>42,000</u>
		\$437,500	\$687,000	\$1,124,500



APPRAISAL

OWNER: Louis Navone
 PROPERTY ADDRESS: Cor. Sutter & Gough Sts.

PARCEL NO. 688-1
 DATE ACQ: 12-8-49

OWNER'S ADDRESS: Unknown

IRS: \$254.95
 CONSID: N.S.
 BEST USE: Same

ZONING: R-5 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 20,160.00
 Imps. 83,600.00
 \$ 103,760.00

TAXES: \$ 8,622.46

LAND: DIMENSION 137.5 x 200 = 27,500 s.f.

IMPROVEMENTS: Condition Good Effective Age 35 ±

3 st. brick str. with bsmt. gar., 6 offices, boiler, laundry and stg. rms. 138 apts. in bldg. 10-3 rm. apts. and 128-2 rm. apts.

SUMMATION APPROACH:

Rounded to

Land	27,500 s.f. @ \$6.00	\$ 165,000	
Improvements			
3 flrs.	77,708 s.f. @ 6.00	\$466,248	
Bsmt.	8,000 s.f. @ 2.00	16,000	
		482,248	
		647,248	\$647,200

MARKET COMPARISON:

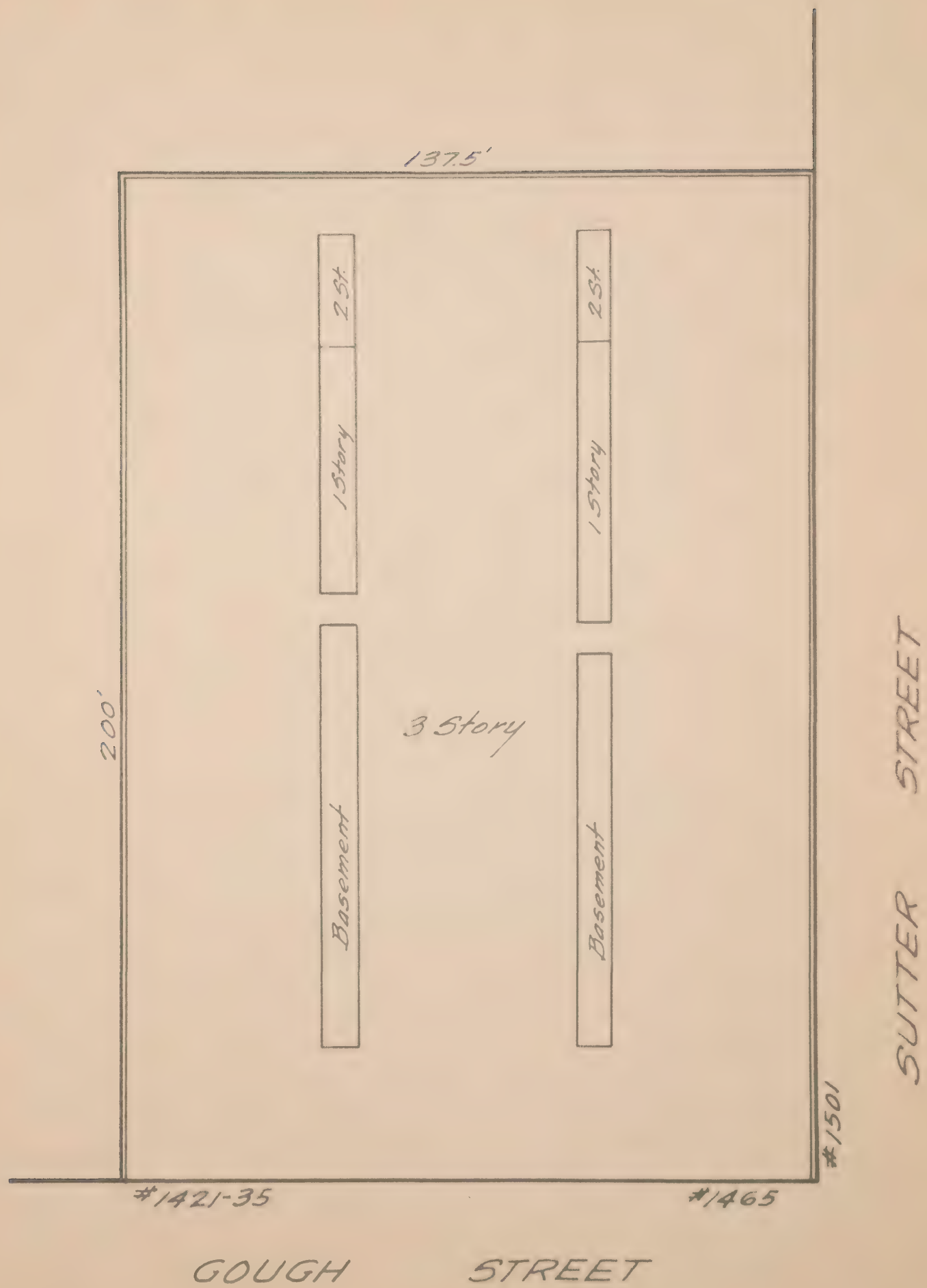
Sales Most Comparable 683-32; 689-10, -11; 651-3D
 27,500s.f. @ \$ 24.00 \$ 660,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
128-2 rm.	60 ave. ea.	65 ea.	\$ 8,320
10-3 rm.	65 ave. ea.	75 ea.	750
Gar. & Offices	375 (L)	375	375
			9,445 x 70 =
			661,150
			661,200

LAND \$ 165,000
 IMPROVEMENTS 485,000

MARKET VALUE OF PROPERTY \$ 650,000





APPRAISAL

14-19

OWNER: Marcelle Labaudt
PROPERTY ADDRESS: 1407 Gough Street

PARCEL NO. 688-2
DATE ACQ:

OWNER'S ADDRESS: 1407 Gough Street

IRS:
CONSID: N.S.
BEST USE: Apts.

ZONING: R-5 PRESENT USE: Art studio

ASSESSED VALUE: Land \$ 2,900.00
Imps. 2,400.00
\$ 5,300.00

TAXES: \$ 440.44

LAND: DIMENSION 34.40 x 137.5 = 4,730 s.f.

IMPROVEMENTS: Condition Fair Effective Age 60 ±

2 st. fr. str. with gar., furnace, storage and 1 housekeeping
rm. in bsmt. 1-3 rm. apt. and 1 large studio rm. on 1st flr.
1-2 rm. apt. and 1 large studio rm. on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	4,730 s.f. @ \$5.50±	\$ 26,000	
Improvements	3,850 s.f. @ 2.25	8,663	
		<u>34,663</u>	\$34,700

MARKET COMPARISON:

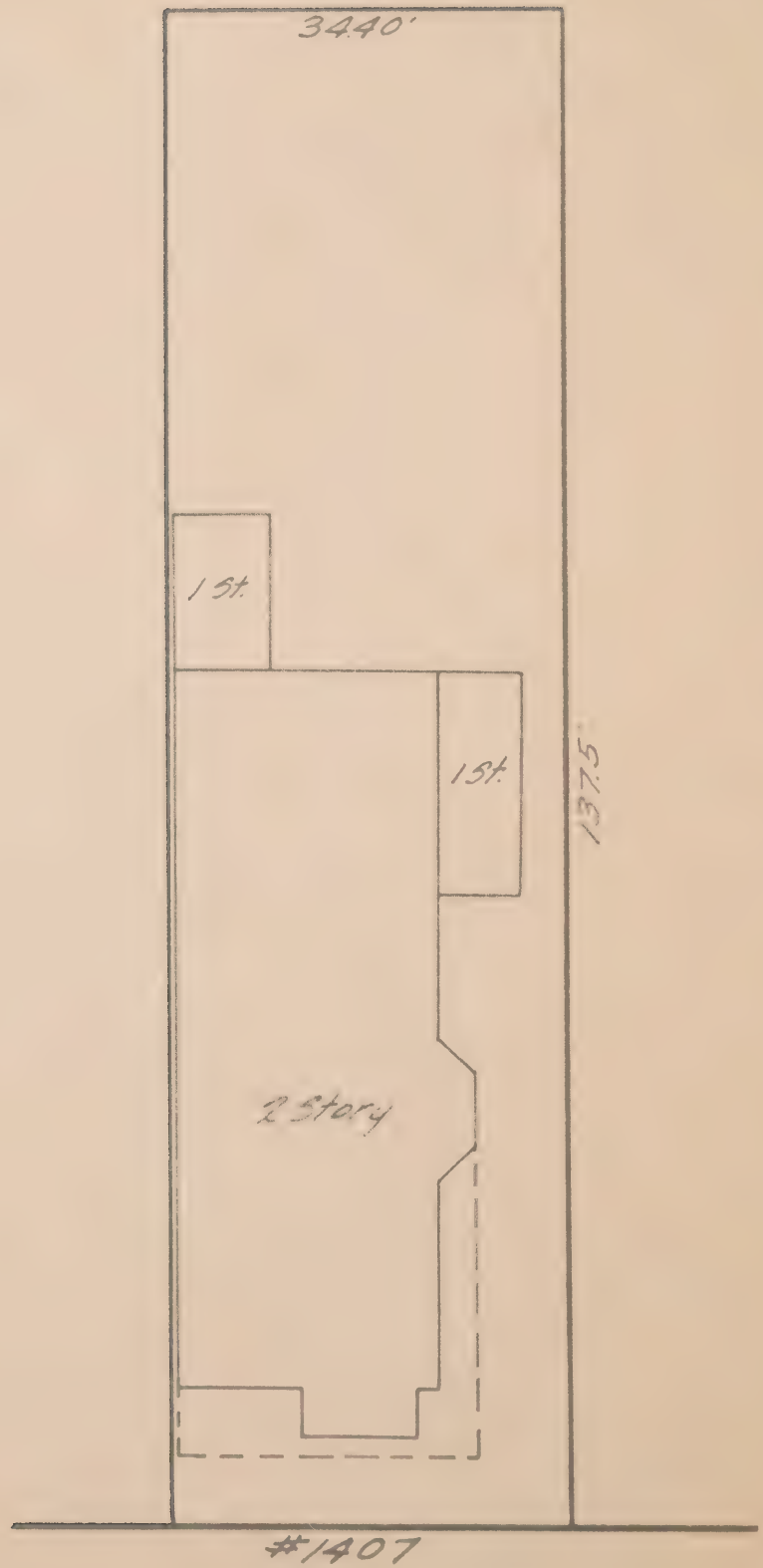
Sales Most Comparable	672-12; 666-11		
	4,730 s.f. @ \$ 7.25	\$ 34,293	34,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-1 rm.	55		55	
1-2 rm.	85)		135	
1-studio	Owner)			
1-3 rm.	Owner)			
1-studio	Owner)		135	
			<u>325</u>	
			325 x 110 =	
			35,750	35,800

LAND	\$ 26,000
IMPROVEMENTS	9,000

MARKET VALUE OF PROPERTY \$ 35,000



GOUGH STREET



APPRAISAL

HOLMES 1962
14-18
PARCEL NO. 688-3
DATE ACQ: 7-21-39

OWNER Frank W. Woodmansee
PROPERTY ADDRESS: 1401-05 Gough Street

OWNER'S ADDRESS: 1401 Gough Street

ZONING R-5 PRESENT USE: Flats

IRS:
CONSID: N.S.
BEST USE: Apts.

ASSESSED VALUE: Land \$ 2,710.00
Imps. 2,400.00
\$ 5,110.00

TAXES \$ 443.34

LAND: DIMENSION 34.40 x 137.5 = 4,730 s.f.

IMPROVEMENTS: Condition Fair Effective Age 70

3 st. fr. str. having 1-8 rm. flat on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	4,730 s.f. @ \$5.50+	\$ 26,000	
Improvements	7,017 s.f. @ 0.70	4,912	
		<u>30,912</u>	\$30,900

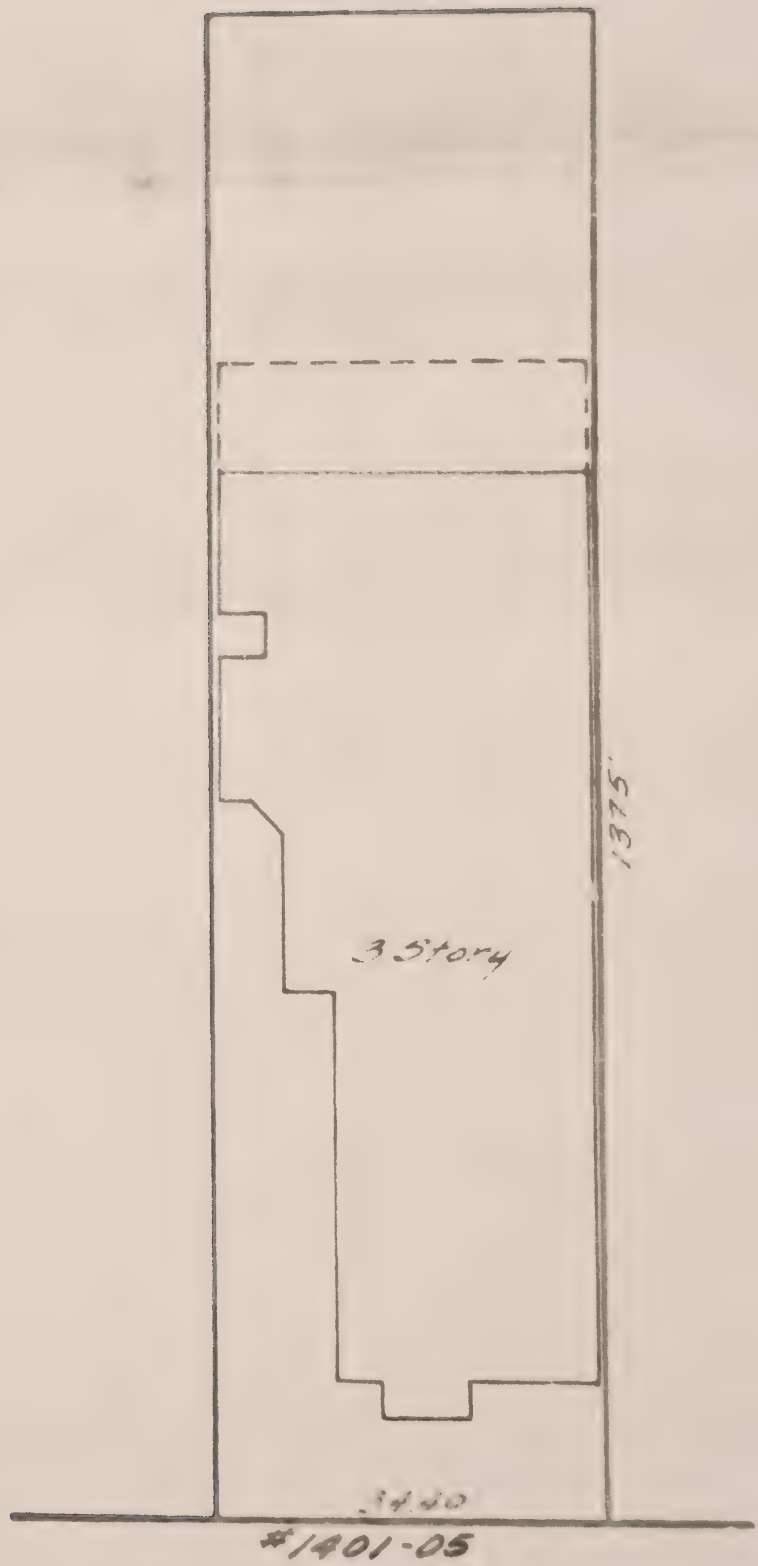
MARKET COMPARISON:

Sales Most Comparable 666-11; 666-12; 672-12
4,730 s.f. @ \$ 6.50 \$ 30,745 30,700

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-8 rm. Owner			110	
1-8 rm.	100		110	
1-8 rm.	115		110	
			<u>330</u> x 95 =	
			31,350	31,400

LAND	\$ 26,000
IMPROVEMENTS	5,000
	<hr/>
MARKET VALUE OF PROPERTY	\$ 31,000



GOUGH STREET



View of northwest corner of Post and Gough Street. 1400 Post is the corner parcel.



1407-21 Post Street - Block 688, Parcel 5



APPRAISAL

HOLMES 1962 17

OWNER Dave Keong Chiu et al
 PROPERTY ADDRESS: 1400 Post (4)
 1402-04 Post (5)
 OWNER'S ADDRESS: 1415 Newcomb

PARCEL NO 688-4-5
 DATE ACQ. 5-22-45

ZONING R-5 PRESENT USE: Store & apts. IRS: N.S.
 BEST USE: Same

ASSESSED VALUE Land \$ 5,280.00
 Imps. 5,100.00
 \$ 10,380.00

TAXES: \$ 862.58

LAND DIMENSION 66.25 x 68.75 = 4,555

IMPROVEMENTS: Condition Fair-to-good Effective Age 70

- (5) 2½ st. fr. str. with bsmt. store. 1-3 rm. apts. ea. on 1st and 3rd flrs. and 1-5 rm. apt. on 2nd flr.
 (4) 2½ st. fr. str. with bsmt. gar. 1-7 rm. flat on 1st flr. and 1-6 rm. flat on ea. of 2nd and 3rd flrs.

SUMMATION APPROACH:

Rounded to

Land	4,555 s.f. @ \$5.93±	\$ 27,000	
Improvements			
(4) 4,762 s.f. @ \$2.50	\$11,905		
(5) 4,958 s.f. @ 2.50	<u>12,395</u>		
		24,300	
		<u>51,300</u>	\$51,300

MARKET COMPARISON:

Sales Most Comparable 685-19; 660-37; 686-14
 4,555 s.f. @ \$ 11.50 \$ 52,383 52,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-store Owner			150
1-3 rm.	65		65
1-3 rm.	90		80
1-5 rm.	105		100
1-7 rm.	115		100
1-6 rm.	100		90
1-6 rm.	84		85
bsmt. gar.	47		20
			<u>690</u>
			690 x .75 =
			<u>52,350</u>
			52,400

LAND \$ 27,000
 IMPROVEMENTS 24,300
 MARKET VALUE OF PROPERTY \$ 51,300





APPRAISAL

14-15

OWNER: Rainbow Painting & Decorating Co.
PROPERTY ADDRESS: 1410-12 Post Street

PARCEL NO: 688-7
DATE ACQ: 1-12-62

OWNER'S ADDRESS: 1452 Broadway

IRS: \$41.80
CONSID: N.S.
BEST USE: Same

ZONING: R-5 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 2,800.00
Imps. 2,750.00
\$ 5,550.00

TAXES: \$ 461.20

LAND: DIMENSION 41.25 x 68.75 = 2,836 s.f.

IMPROVEMENTS: Condition Fair Effective Age 70 ±
2½ st. fr. str. with 2 rm. bsmt. apt. 3-3 rm. apts., 1-4 rm. apt., and 2 single rooms above bsmt. There are 5 baths and 5 kitchens in bldg. Central heat for apts.

SUMMATION APPROACH:

Rounded to

Land	2,836 s.f. @ \$5.64+	\$ 16,000	
Improvements	5,538 s.f. @ 2.50	13,845	
		<u>29,845</u>	\$29,800

MARKET COMPARISON:

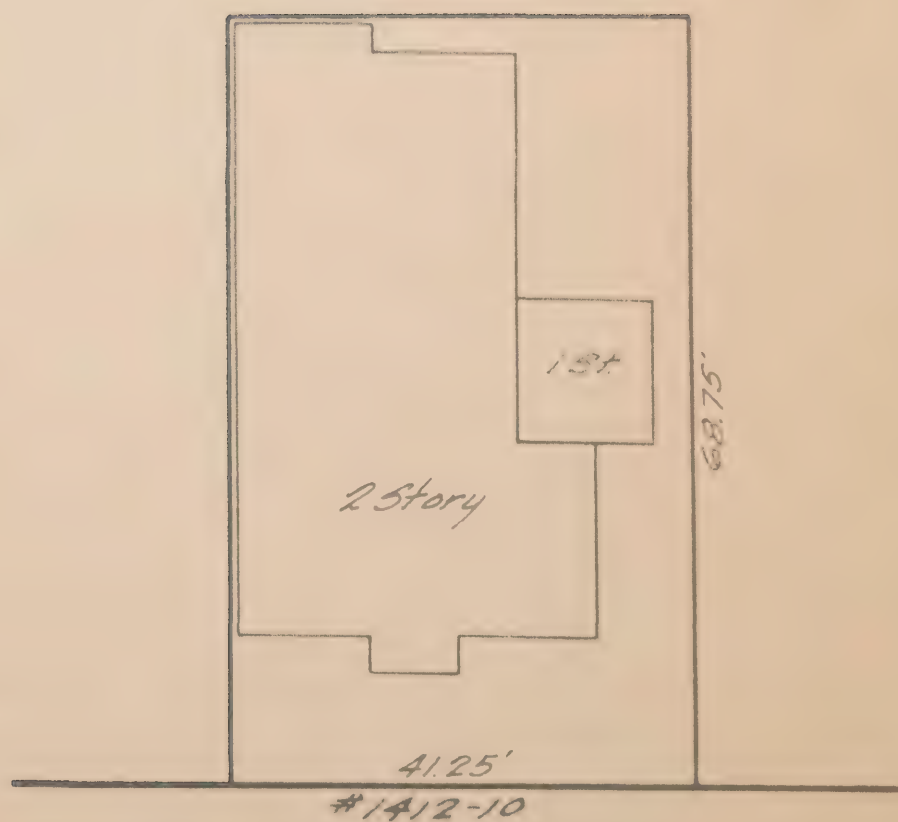
Sales Most Comparable	663-7; 649-6		
	2,836 s.f. @ \$ 11.00	\$ 31,196	31,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-2 rm.	100		60	
1-4 rm.	?		75	
1-3 rm.	65)		75	
1-1 rm.	?)			
1-3 rm.	65)		75	
1-1 rm.	?)			
1-3 rm.	?		60	
			<u>345</u> x 85 =	
			29,325	29,300

LAND	\$ 16,000
IMPROVEMENTS	<u>14,000</u>

MARKET VALUE OF PROPERTY \$ 30,000



POST STREET



APPRAISAL

14-10

OWNER: Toshiro Moriguchi
PROPERTY ADDRESS: 1524-28 Octavia Street

PARCEL NO. 688-12
DATE ACQ: 10-1949

OWNER'S ADDRESS: 263 4th Avenue

IRS:
CONSID: N.S.
BEST USE: Apts.

ZONING: R-5 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,300.00
 Imps. 2,400.00
 \$ 3,700.00

TAXES: \$ 307.48

LAND: DIMENSION 25 x 82.5 = 2,063 ✓

s. f.

IMPROVEMENTS: Condition Good

Effective Age 65 ±

3 st. fr. str. with bsmt. gar. and stg. and 2 finished rms.
in the attic. 1-5 rm. flat on the 1st flr. and 2-6 rm. flats
ea. on 2nd and 3rd flrs.

SUMMATION APPROACH:

Rounded to

Land 2,063 s.f. @ \$5.33+
Improvements 6,111 s.f. @ 3.00

\$ 11,000 ✓
18,333 ✓
29,333

\$29,300

MARKET COMPARISON:

Sales Most Comparable 666-11; 672-12; 685-19
2,063 s.f. @ \$ 14.00

\$ 28,882 ✓

28,900

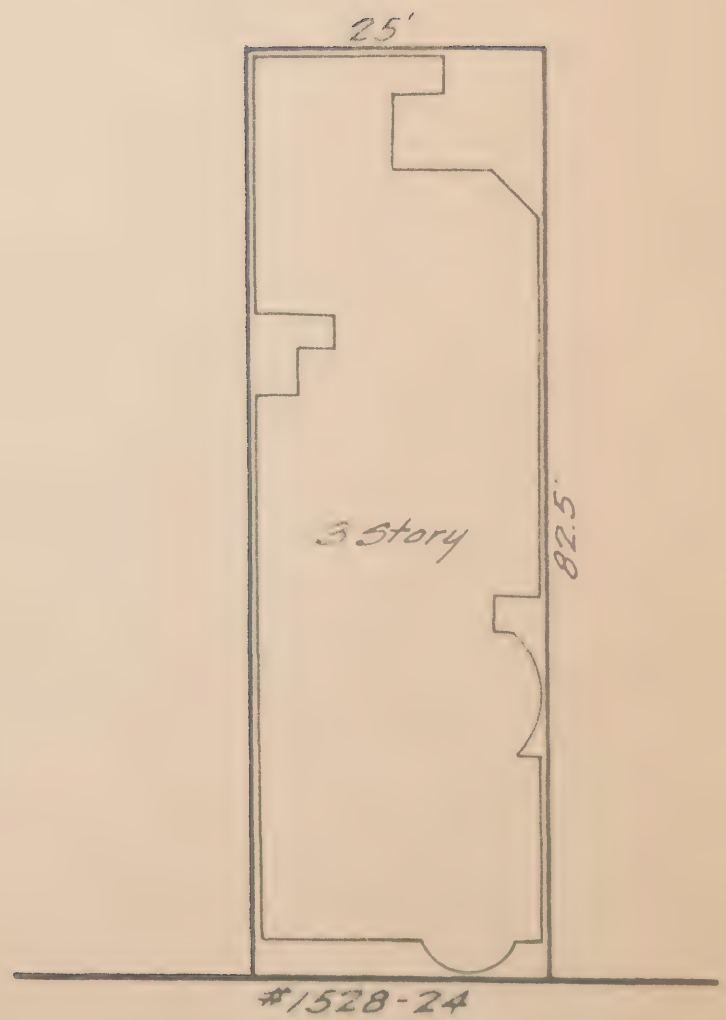
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-5 rm.	?		100
2-6 rm.	?		200
1-2 rm.	?		40
			340 x 85

28,900

LAND \$ 11,000
IMPROVEMENTS 17,000

MARKET VALUE OF PROPERTY \$ 28,000



OCTAVIA STREET



APPRAISAL

14-9

OWNER: Harry Toppen et ux
PROPERTY ADDRESS: 1530 Octavia Street

PARCEL NO. 688-13
DATE ACQ: 10-31-45

OWNER'S ADDRESS: 1530 Octavia Street

IRS: \$7.15
CONSID: N.S.
BEST USE: Apts.

ZONING: R-5

PRESENT USE: Single family

ASSESSED VALUE: Land \$ 1,190.00
Imps. 1,000.00
\$ 2,190.00

TAXES: \$ 181.98

LAND: DIMENSION Irregular = 1,900

s. f.

IMPROVEMENTS: Condition Good

Effective Age 60 ±

2 st. fr. str. with bsmt. gar. Formerly 2 flats with kit.
and bath on ea. flr, now being used as single family residence.

SUMMATION APPROACH:

Rounded to

Land	1,900 s.f. @ \$5.26+	\$ 10,000	
Improvements	2,250 s.f. @ 3.50	7,875	
		<u>17,875</u>	\$17,900

MARKET COMPARISON:

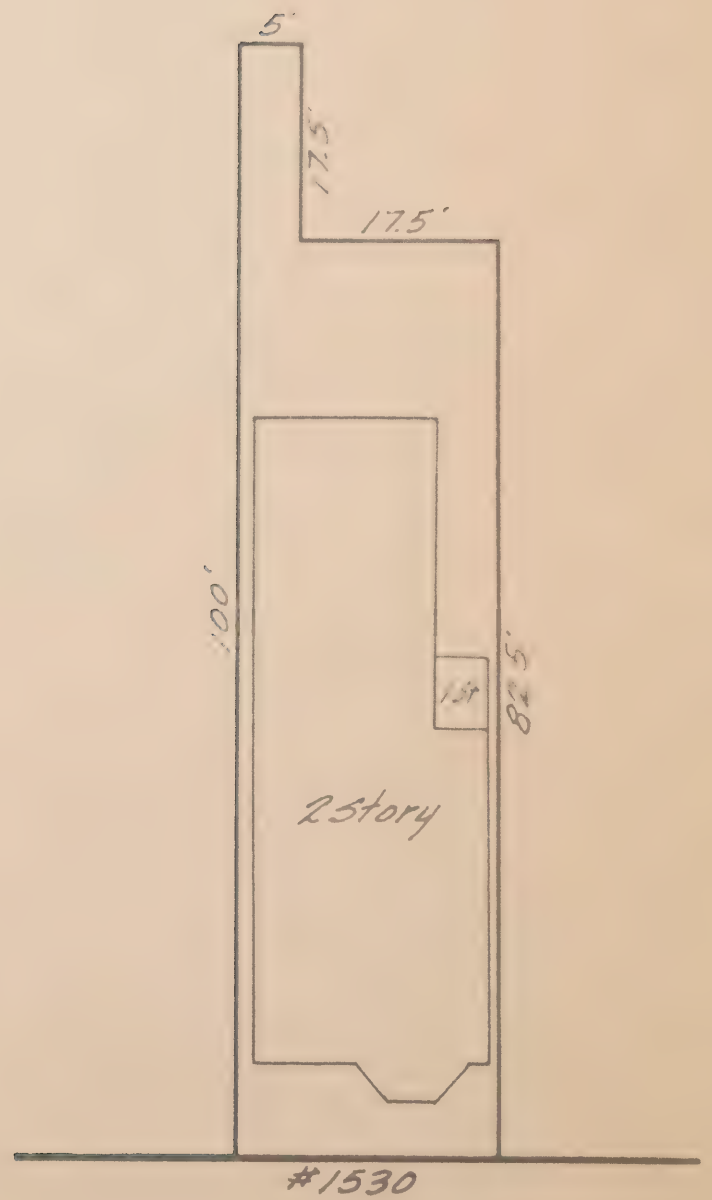
Sales Most Comparable 663-11; 664-25; 684-15
1,900 s.f. @ \$ 9.50 \$ 18,050 ✓ 18,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1st flr. Owner			90	
2nd flr. Owner			90	
			<u>180</u> x 100	18,000

LAND	\$ 10,000
IMPROVEMENTS	<u>8,000</u>

MARKET VALUE OF PROPERTY \$ 18,000



OCTAVIA STREET



APPRAISAL

14-8

OWNER: Frank K. Lee et ux
PROPERTY ADDRESS: 1534 Octavia Street

PARCEL NO. 688-14
DATE ACQ: 1-2-51

OWNER'S ADDRESS: 4469 - 7th Ave., Sacramento

IRS: No
CONSID: N.S.
BEST USE: Apts.

ZONING: R-5 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,260.00
Imps. 850.00
\$ 2,110.00 ✓

TAXES: \$ 175.34

LAND: DIMENSION 22.5 x 100 = 2,250

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 65 ±

Bldg. is vacant. No interior inspection because of inability to contact owners. 2 st. fr. str. with bsmt. garage. It appears to be 2 flats in bldg.

SUMMATION APPROACH:

Rounded to

Land 2,250 s.f. @ \$5.33±
Improvements 2,580 s.f. @ 3.00

\$ 12,000
7,740 ✓
19,740

\$19,700

MARKET COMPARISON:

Sales Most Comparable 684-15; 660-30; 662-20
2,250 s.f. @ \$ 9.00

\$ 20,250 ✓

20,300

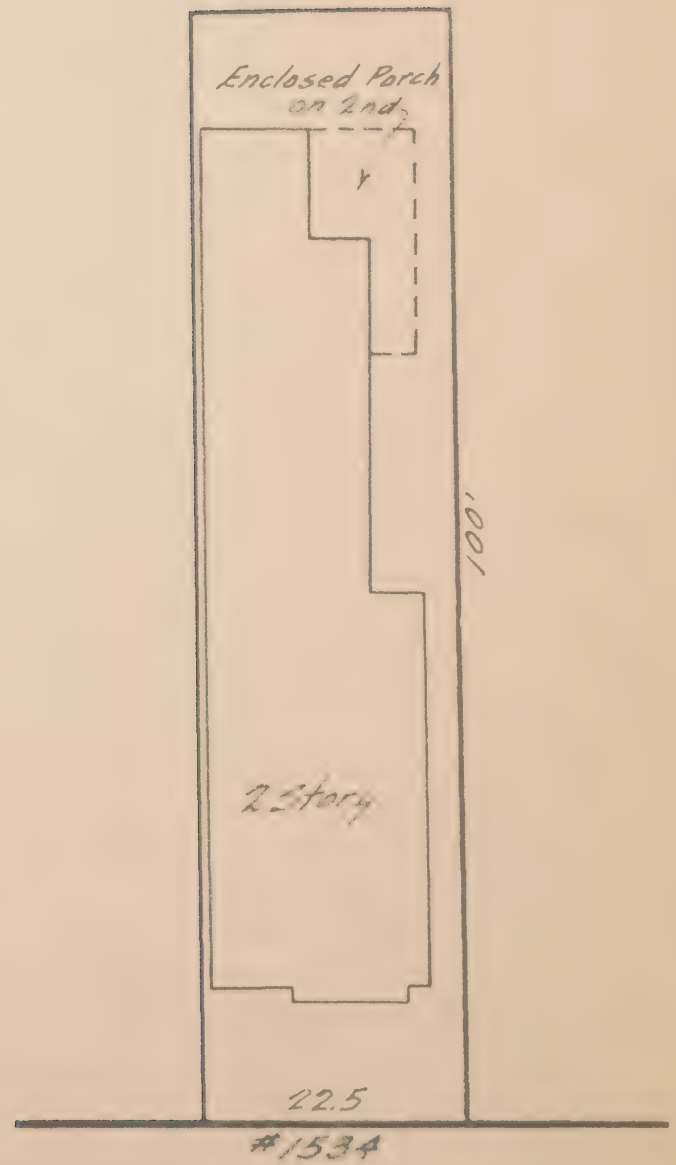
INCOME APPROACH:

Units	Actual \$	Fair \$	Total Monthly \$
1st flr.	?		95
2nd flr.	?		95
			190 x 100

19,000 ✓

LAND \$ 12,000
IMPROVEMENTS 7,000

MARKET VALUE OF PROPERTY \$ 19,000



OCTAVIA STREET



APPRAISAL

OWNER: Elsa Miles
PROPERTY ADDRESS: 1533 Sutter Street

PARCEL NO. 688-15
DATE ACQ: 1-31-37

OWNER'S ADDRESS: 1533 Sutter Street

IRS:

ZONING: R-5

PRESENT USE: Apts. & rms.

CONSID: N.S.

BEST USE: Apts.

ASSESSED VALUE: Land \$ 2,750.00
Imps. 3,150.00
\$ 5,900.00

TAXES: \$ 506.92

LAND: DIMENSION 25 x 110 = 2,750 ✓

s. f.

IMPROVEMENTS: Condition Good

Effective Age 65 ±

2½ st. fr. str., 1-3 rm. apt. and 11 single rms. 6 baths
in bldg. Information given by owner who would allow only
partial interior inspection.

SUMMATION APPROACH:

Rounded to

Land 2,750 s.f. @ \$5.82+
Improvements 5,478 s.f. @ 2.00

\$ 16,000 ✓
10,956
26,956

\$27,000

MARKET COMPARISON:

Sales Most Comparable 685-19; 666-11
2,750 s.f. @ \$ 9.50

\$ 26,125 ✓

26,100

INCOME APPROACH:

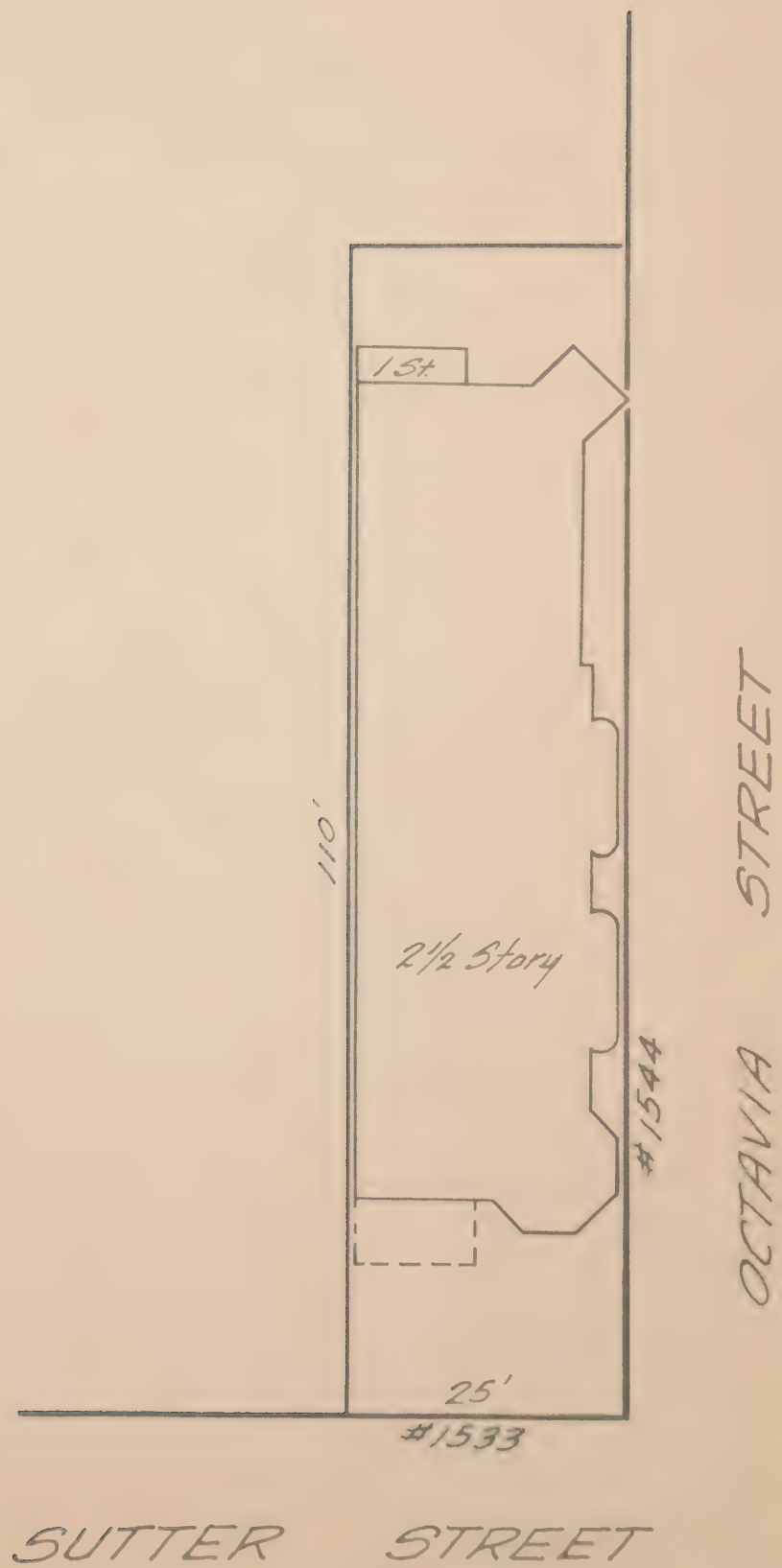
Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-3 rm. Owner			60
11-1 rm. \$25/wk.			200
			260 x 100

26,000 ✓

The 11 rooms are considered 2 flats for fair rent.

LAND \$ 16,000
IMPROVEMENTS 10,000

MARKET VALUE OF PROPERTY \$ 26,000





APPRAISAL

14-6

OWNER: Naka Ashizawa
PROPERTY ADDRESS: 1531 Sutter Street

PARCEL NO. 688-16
DATE ACQ: 6-23-55

OWNER'S ADDRESS: 1698 Post Street

IRS: \$33.00
CONSID: \$30,000 Ind.
BEST USE: Apts.

ZONING: R-5

PRESENT USE: Hskg. Rms. & apts.

ASSESSED VALUE: Land \$ 2,050.00
Imps. 3,750.00
\$ 5,800.00

TAXES: \$ 481.98

LAND: DIMENSION 25 x 110 = 2,750 ✓

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 60 ±

3½ st. str. with bsmt. stg. having 6-2 rm. apts. and 9 housekeeping rms, There are 8 baths in bldg. Detached garage at rear is used as workshop.

SUMMATION APPROACH:

Rounded to

Land	2,750 s.f. @ \$5.45±	\$ 15,000 ✓
Improvements	5,140 s.f. @ 5.00	\$25,700 ✓
	Garage - 400 s.f.	500
		<u>26,200</u>
		41,200

\$41,200

MARKET COMPARISON:

Sales Most Comparable 676-1; 673-2
2,750 s.f. @ \$ 15.00

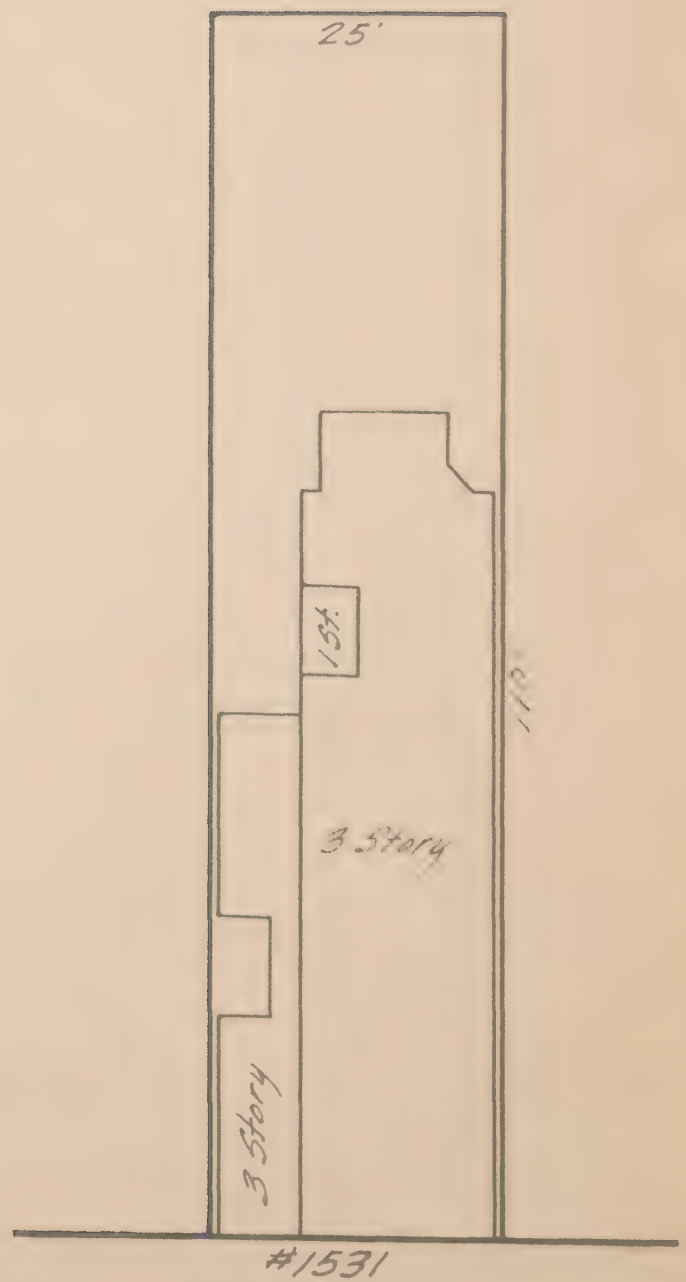
\$ 41,250 ✓ 41,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
6-2 rm.	45 ea.		270
9-1 rm.	35 ea.		315
			<u>585 x 70 =</u>
			40,950 ✓
			41,000

LAND	\$ 15,000
IMPROVEMENTS	26,000
	<u>41,000</u>

MARKET VALUE OF PROPERTY \$ 41,000



SUTTER STREET



APPRAISAL

OWNER: Dorothy P. Ubin
PROPERTY ADDRESS: 1529 Sutter Street

PARCEL NO. 688-17
DATE ACQ: 10-19-60

OWNER'S ADDRESS: 1933 San Vicente Dr., Concord

IRS: Decree
CONSID: Same
BEST USE: Same

ZONING: R-5 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 2,050.00
Imps. 2,500.00
\$ 4,550.00

TAXES: \$ 378.10

LAND: DIMENSION 25 x 110 = 2,750

s.f.

IMPROVEMENTS: Condition Fair-to-good

Effective Age 65 ±

3 st. fr. str. with 3 apts. on 1st and 2 apts. ea. on 2nd and 3rd.
There are 2 baths and 2 kitchens on ea. flr. All apts. are
furnished. Apts. are converted from flats.

SUMMATION APPROACH:

Rounded to

Land 2,750 s.f. @ \$5.45±
Improvements 3,912 s.f. @ 6.00

\$ 15,000
23,472
38,472

\$38,500

MARKET COMPARISON:

Sales Most Comparable 673-2; 649-6
2,750 s.f. @ \$ 14.00

\$ 38,500

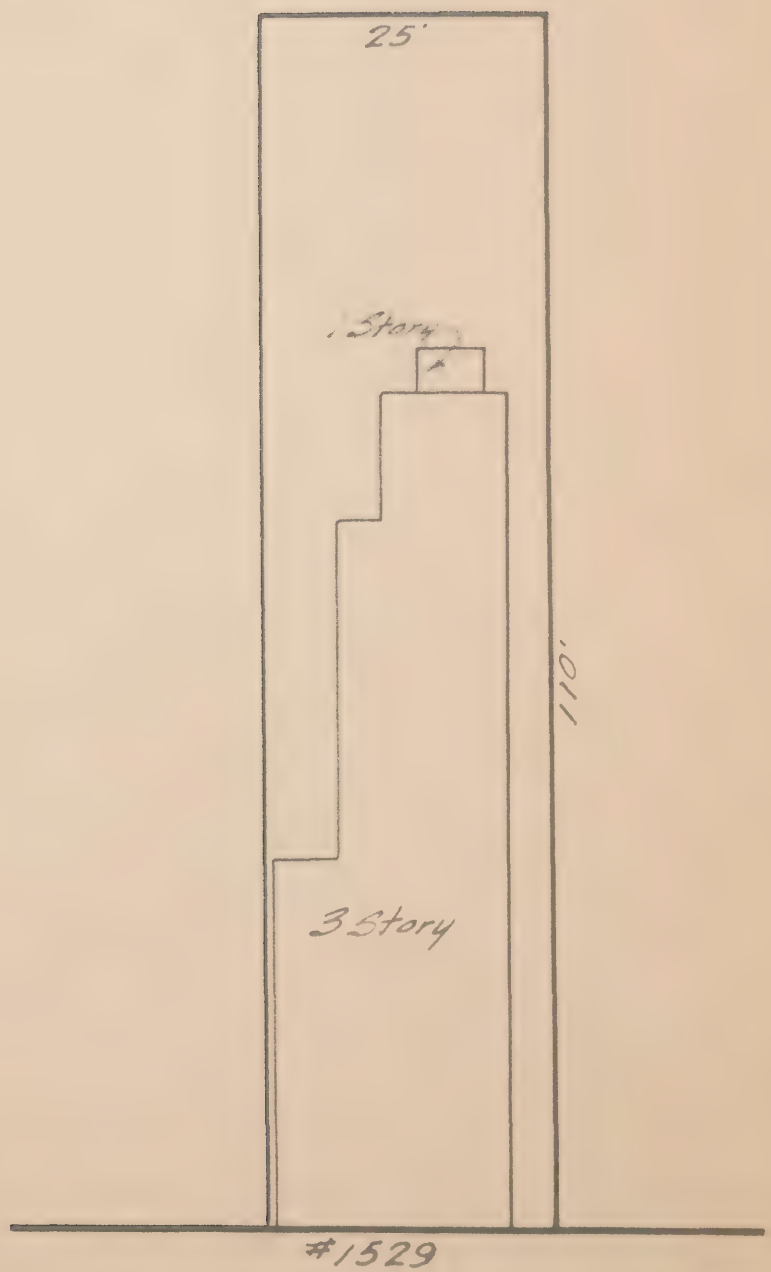
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-2 rm.	62.50		62.50
1-2 rm.	45.00		45.00
1-2 rm.	40.00		40.00
4-3 rm.	62.50 ea.		250.00

397.50 x 100 =
39,750 39,800

LAND \$ 15,000
IMPROVEMENTS 23,500

MARKET VALUE OF PROPERTY \$ 38,500



SUTTER STREET



APPRAISAL

14-4

OWNER: Fletcher L. Harrison et ux
PROPERTY ADDRESS: 1527 Sutter Street

PARCEL NO. 688-18
DATE ACQ: 8-26-59

OWNER'S ADDRESS: 1527 Sutter Street

IRS: \$24.75

CONSID: \$22,500 Ind.

ZONING: R-5 PRESENT USE: Single family

BEST USE: Apts.

ASSESSED VALUE: Land \$ 2,050.00
Imps. 1,150.00
\$ 3,200.00

TAXES: \$ 278.38

LAND: DIMENSION 25 x 110 = 2,750 s. f.

IMPROVEMENTS: Condition Good

Effective Age 65 ±

2 st. fr. str. with full bsmt. used as garage and storage.
5 rms. with kitchen and bath on 1st flr. 5 rooms and bath
on 2nd flr. Central heat in dwelling.

SUMMATION APPROACH:

Rounded to

Land	2,750 s.f. @ \$5.45±	\$ 15,000	
Improvements	2,700 s.f. @ 3.30	8,910	
		<u>23,910</u>	\$23,900

MARKET COMPARISON:

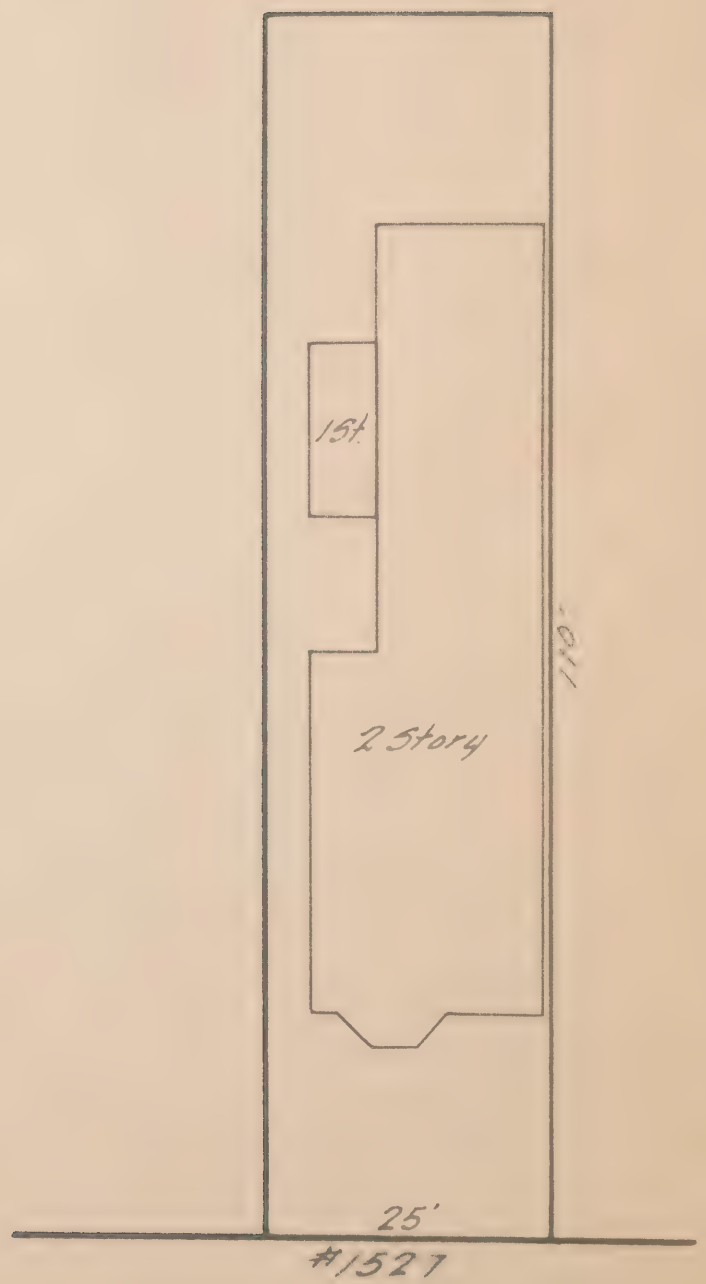
Sales Most Comparable 664-25; 686-14; 662-20
2,750 s.f. @ \$ 8.50 \$ 23,375 23,400

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
\$	\$	\$	\$

LAND	\$ 15,000
IMPROVEMENTS	8,500

MARKET VALUE OF PROPERTY \$ 23,500



SUTTER STREET



APPRAISAL

14-3

OWNER: Aileen Tyler McCullough et al
PROPERTY ADDRESS: 1525 Sutter Street

PARCEL NO. 688-19
DATE ACQ:

OWNER'S ADDRESS: Unknown

IRS:

ZONING: R-5

PRESENT USE: Apts. & rms.

CONSID:

BEST USE: Apts.

ASSESSED VALUE: Land \$ 3,330.00
Imps. 2,450.00
\$ 5,780.00

TAXES: \$ 480.32

LAND: DIMENSION 37.5 x 137.5 = 5,156 ✓ s.f.

IMPROVEMENTS: Condition Very poor

Effective Age 70

2½ st. fr. str. with bsmt. storage and apts. 1-3 rm. and 1-2 rm. apt. in bsmt. ea. having kitchen and bath. 1-5 rm. flat on 1st flr. with ½ bath. 7 rms. on 2nd ea. with lav. 2/3 bath on 2nd 3rd flr. is 1-5 rm. unit.

SUMMATION APPROACH:

Rounded to

Land	5,156 s.f. @ \$5.43±	\$ 28,000	
Improvements	5,938 s.f. @ 0.50	2,969 ✓	
		30,969	\$31,000

MARKET COMPARISON:

Sales Most Comparable 649-6

5,156 s.f. @ \$ 6.00 \$ 30,936 ✓ 30,900

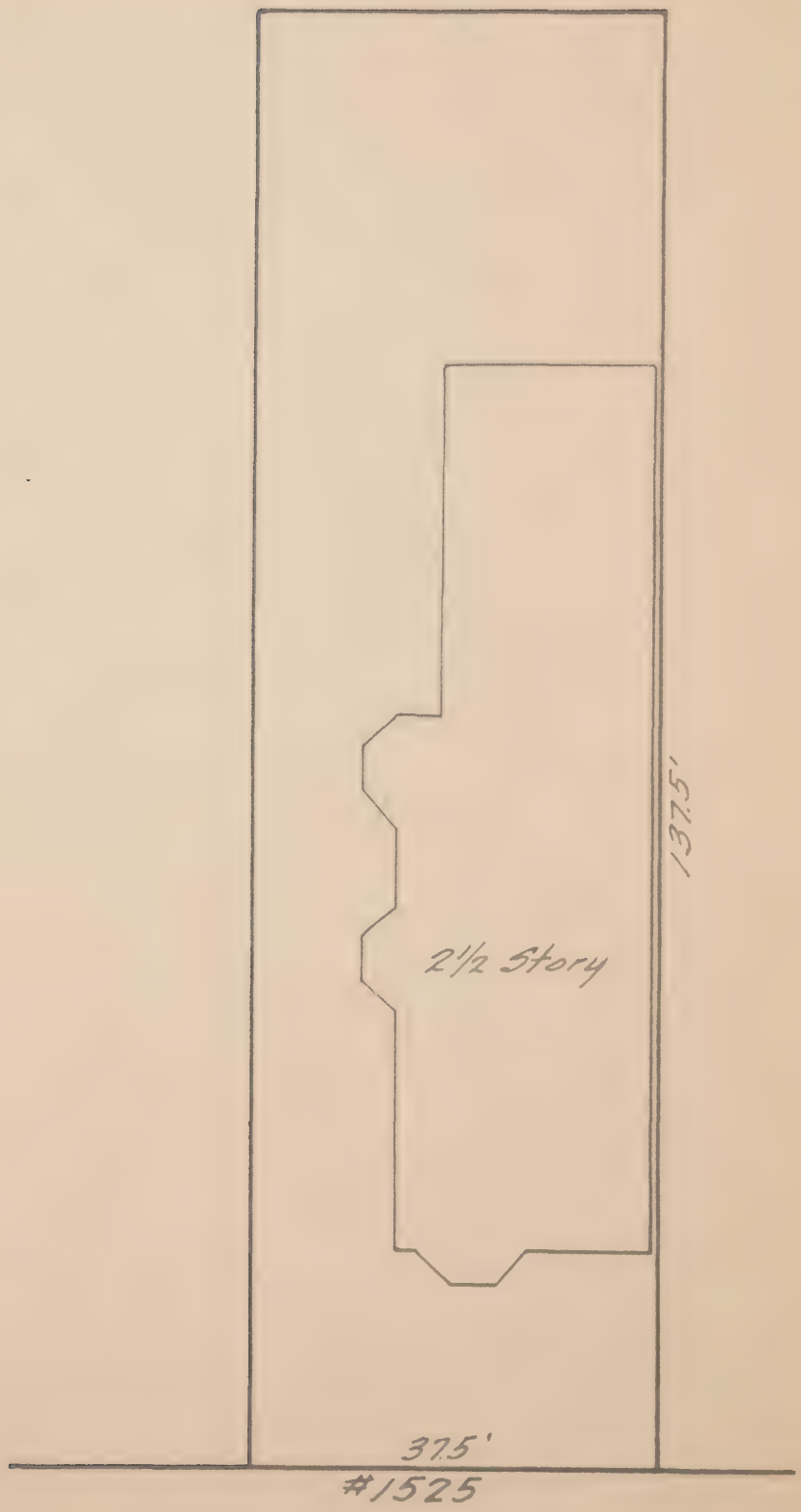
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-3 rm.	45		45	
1-2 rm.	50		50	
1-5 rm.	Owner		75	
7-1 rm.	Vacant		85	
1-5 rm.	Owner		70	
			325 ✓	
			30,875 ✓	30,900

The 2nd flr. is considered as a flat for fair rent.

LAND	\$ 28,000
IMPROVEMENTS	3,000

MARKET VALUE OF PROPERTY \$ 31,000



SUTTER STREET

688/22



APPRAISAL

14-13

OWNER: James Monroe Banks et ux
PROPERTY ADDRESS: 1480-82 Post Street

PARCEL NO. 688-22
DATE ACQ: 10-17-58

OWNER'S ADDRESS: 1480 Post Street

IRS: \$7.15
CONSID: \$14,750
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,495 00
Imps. 1,250 00
\$ 2,745.00

TAXES: \$ 228.10

LAND DIMENSION 20.33 x 95 = 1,932

s.f.

IMPROVEMENTS: Condition Fair-to-good Effective Age 65
2 st. fr. str. with high bsmt. 1-4 rm. apt. on 1st flr. 2-2 rm. apts. on 2nd flr. 2nd bath on 2nd flr has been added since purchase with a considerable amount of remodeling inside. Outside is being stuccoed and bsmt. is being converted to a living unit.

SUMMATION APPROACH:

Rounded to

Land	1,932 s.f. @ \$5.43+	\$ 10,500	
Improvements	2,748 s.f. @ 4.00	10,992	
		21,492	\$21,500

MARKET COMPARISON:

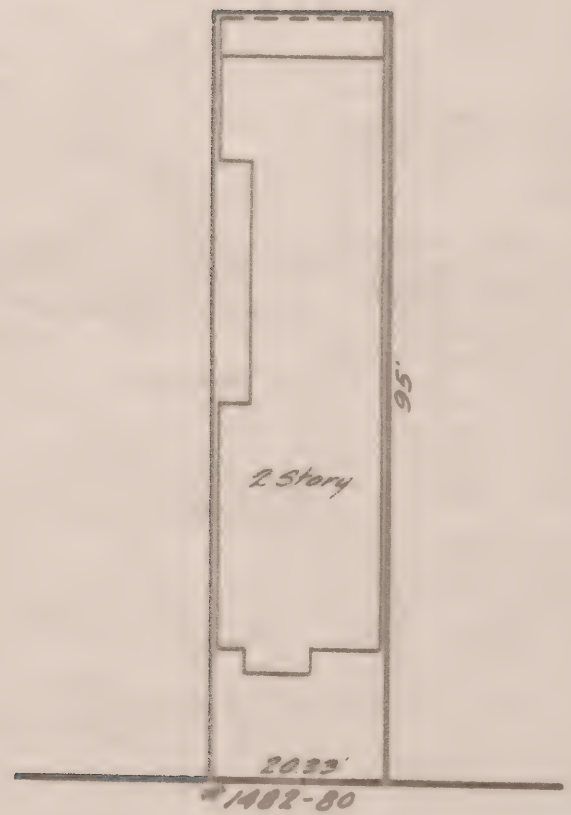
Sales Most Comparable	660-11; 684-15		
	1,932 s.f. @ \$ 11.00	\$ 21,252	21,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-4 rm. Owner			90	
1-2 rm.	60		60	
1-2 rm.	55		60	
			210 x 100	21,000

This appraisal does not include bsmt. unit or remodeling in process.

LAND	\$ 10,500
IMPROVEMENTS	10,500
MARKET VALUE OF PROPERTY	\$ 21,000



POST STREET



APPRAISAL

14-12

OWNER: Minnie Postal
PROPERTY ADDRESS: 1484-86 Post Street

PARCEL NO. 688-23
DATE ACQ:

OWNER'S ADDRESS: 427 18th Ave.

IRS: \$11.00
CONSID: N.S.
BEST USE: Same

ZONING: R-4 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,480.00
Imps. 600.00
\$ 2,080.00

TAXES: \$ 172.84

LAND: DIMENSION 20.17 x 95 = 1,916 ✓

s.f.

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

3 st. fr. str. with 1-4 rm. apt. on ea. of 1st and 2nd flrs.
and 1-2 rm. apt. on 3rd flr.

SUMMATION APPROACH:

Rounded to

Land 1,916 s.f. @ \$5.48±
Improvements 3,670 s.f. @ 2.00

\$ 10,500 ✓
7,340 ✓
17,840

\$17,800

MARKET COMPARISON:

Sales Most Comparable 652-18; 675-24
1,916 s.f. @ \$ 9.50

\$ 18,202 ✓

18,200

INCOME APPROACH:

Units	Actual
2-4 rm.	65 ea.
1-2 rm.	40

Fair
\$ 75
40

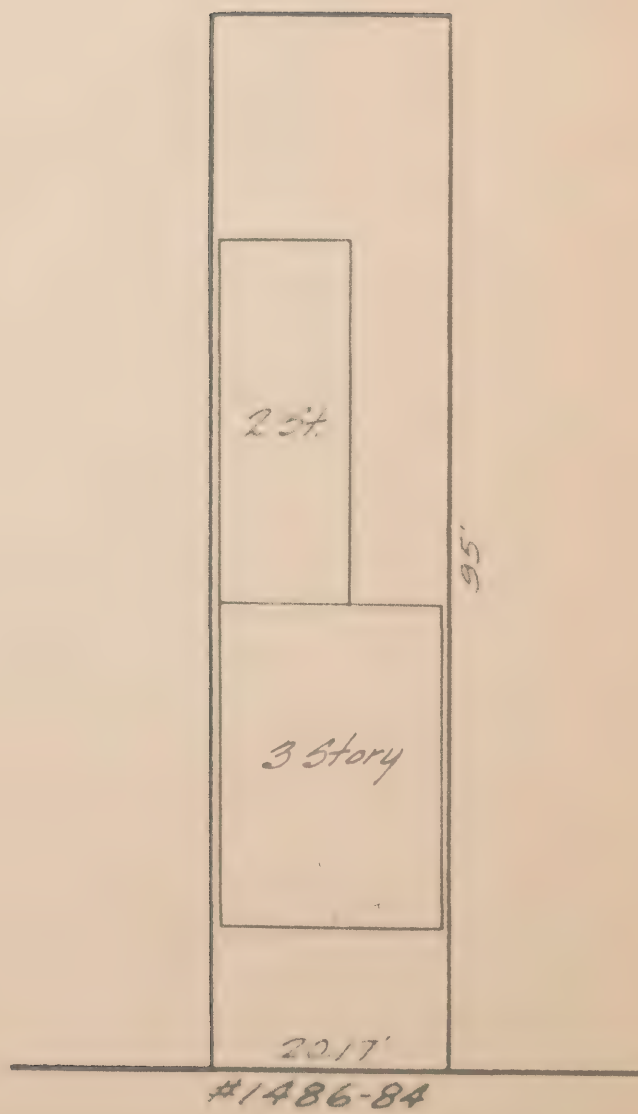
Total Monthly
\$ 150
40

190 x 95 =
18,050 ✓

18,100

LAND	\$ 10,500
IMPROVEMENTS	7,500

MARKET VALUE OF PROPERTY \$ 18,000



POST STREET



APPRAISAL

14-11

OWNER: Herbert T. Stokes, Sr. et ux
 PROPERTY ADDRESS: 1490 Post (24)
 1496 Post (25)
 OWNER'S ADDRESS: 1496 Post Street

PARCEL NO. 688-24, -25
 DATE ACQ: 4-26-57

IRS: 19.80
 CONSID: N.S.
 BEST USE: Same

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 3,675.00
 Imps. 2,200.00
 \$ 5,875.00

TAXES: \$ 488.22

LAND: DIMENSION 19.75 x 95 (24) 3,990 s.f.
 22.25 x 95 (25)

IMPROVEMENTS: Condition See below Effective Age 65
 (24) 2 st. fr. str. with 1-4 rm. flat on ea. flr. and small bsmt.
 stg. area. Bldg. has just been stuccoed and new steps in front
 and new front door. Interior condition is fair.

(25) 2 st. fr. str. with 1-5 rm. flat on ea. flr. and small bsmt.
 stg. area. Outside has been remodeled same as Pcl. 24. Inside fair-

SUMMATION APPROACH:

Rounded to poor

Land 3,990 s.f. @ \$5.76+ \$ 23,000

Improvements
 (24) 2,610 s.f. @ \$3.30 \$8,613
 (25) 3,074 s.f. @ 3.30 10,144

18,757
 21,757

\$41,800

MARKET COMPARISON:

Sales Most Comparable 684-15; 687-34
 3,990 s.f. @ \$ 10.50

\$ 41,895

41,900

INCOME APPROACH:

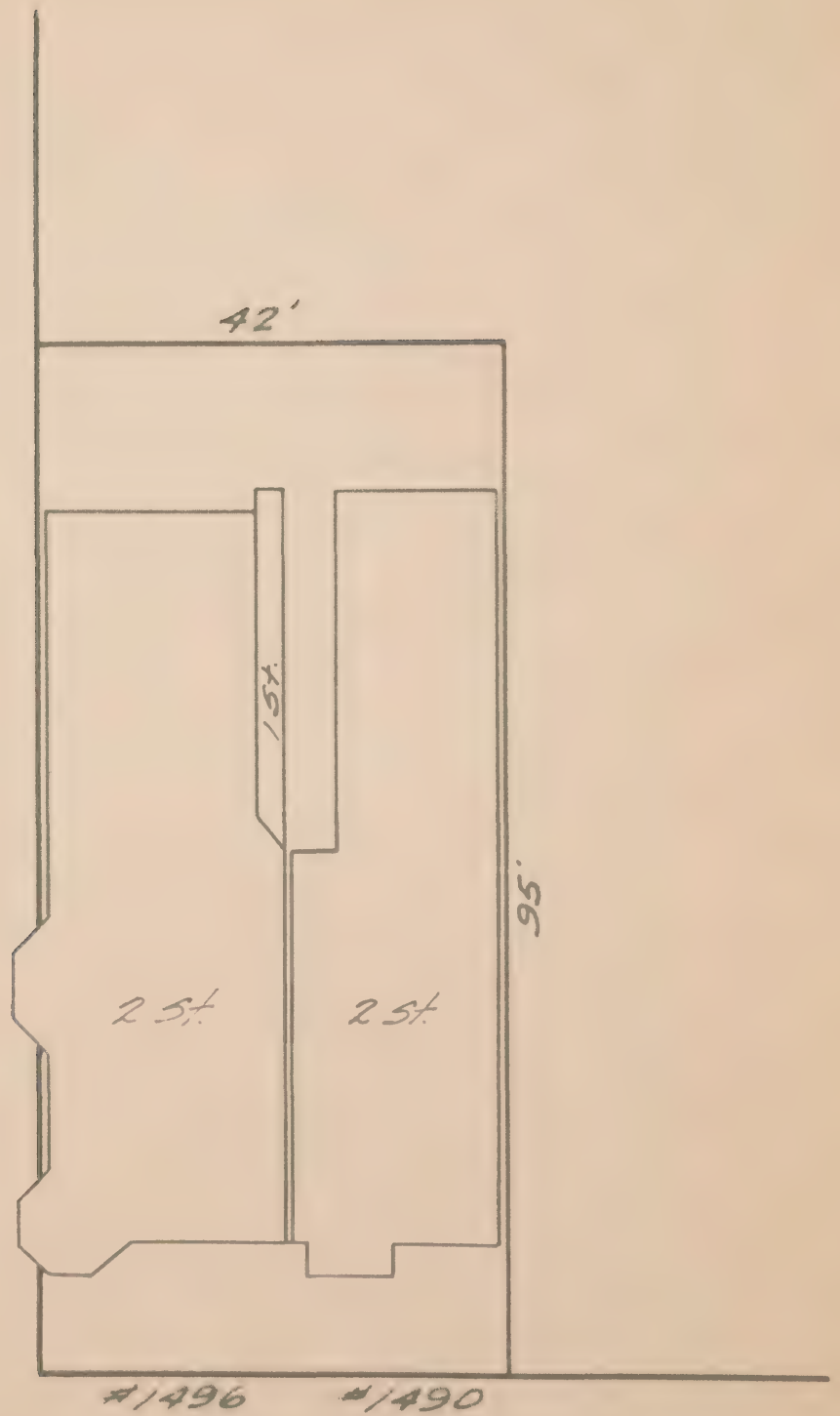
Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-5 rm.	Owner		90
1-5 rm.	65		90
2-4 rm.	65 ea.		170
			350 x 120

42,000

LAND \$ 23,000
 IMPROVEMENTS 19,000

MARKET VALUE OF PROPERTY \$ 42,000

OCTAVIA STREET



POST STREET

*

1 5 0 0 0 0

1 0 5 0 0 0

5 5 0 0 0

1 7 0 0 0 0

4 8 0 0 0 0 *

BLOCK 689

	NAME	LAND	IMPS.	TOTAL
-3	Miriam Slotkin	69,000	81,000	150,000
-5	Teresa C. Bannan	70,000	35,000	105,000
-10	Ayajiro Imagawa et ux	25,000	30,000	55,000
-14	Karl H. Lengfield	<u>80,000</u>	<u>90,000</u>	<u>170,000</u>
		\$244,000	\$236,000	\$480,000



APPRAISAL

15-7 Ptn (4 NA)

OWNER: Miriam Slotkin
PROPERTY ADDRESS: 1314 Post Street

PARCEL NO. 689-3
DATE ACQ: 12-30-42

OWNER'S ADDRESS: Unknown

IRS: \$16.50

CONSID: N.S.

ZONING: C-2

PRESENT USE: Store and Warehouse

BEST USE: Same

ASSESSED VALUE: Land \$ 8,450.00
Imps. 22,300.00
\$ 30,750.00

TAXES: \$ 2,555.32

LAND: DIMENSION 83.5 x 137.5 = 11,481 s.f. ✓

IMPROVEMENTS: Condition Good Effective Age 30 ±

1 st. reinforced conc. bldg. with showroom in front and warehouse in rear. Mezz. in part of bldg.

SUMMATION APPROACH:

Rounded to

Land	11,481 s.f. @ \$6.01±	\$ 69,000 ✓	
Improvements	11,481 s.f. @ 7.00	80,367 ✓	
		<u>149,367</u>	\$149,400

MARKET COMPARISON:

Sales Most Comparable			
11,481	s.f. @ \$ 13.00	\$ 149,367 ✓	149,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Store & Warehouse	1,500		
		1,500 x 100	150,000

LAND	\$ 69,000
IMPROVEMENTS	81,000
	<u>150,000</u>

MARKET VALUE OF PROPERTY \$ 150,000

1 story

137.5'

83.5'

#1314

POST STREET



APPRAISAL

OWNER: Teresa C. Bannan et al
PROPERTY ADDRESS: 1336-44 Post Street

PARCEL NO. 689-5
DATE ACQ: 2-66

OWNER'S ADDRESS: 1401 Bernal., Burlingame

ZONING: C-2 ✓ PRESENT USE: Garage

IRS:
CONSID: 120,000
BEST USE: Same

ASSESSED VALUE: Land \$ 8,610.00
Imps. 9,450.00
\$ 18,060.00

TAXES: \$ 1,500.78

LAND: DIMENSION 85 x 137.5 = 11,688 ✓ s.f.

IMPROVEMENTS: Condition Good Effective Age 40 ±

1 st. brick str. with large auto repair shop, 5 offices & 1 storeroom.
Equipment includes paint booth, double post hoist, water and air
lines, new plumbing and wiring in 1960, installed by Lessee.

SUMMATION APPROACH:

Rounded to

Land	11,688 s.f. @ \$5.99±	\$ 70,000 ✓	
Improvements (inc. equip.)	11,688 s.f. @ \$3.00	35,064 ✓ 105,064	\$105,100

MARKET COMPARISON:

Sales Most Comparable	666 -6A; 666-26,-27		
	11,688 s.f. @ \$ 9.00	\$ 105,192 ✓	105,200

INCOME APPROACH:

	Units	Actual	Fair	Total Monthly	
		\$	\$	\$	
Garage (L)	700 900			900 x 115	103,500 ✓

OVERALL = \$10,27 ⅀

LAND = 75000

2-66 SALE WAS PURCHASE OF 1/2 INTEREST ONLY

LAND	\$ 70,000
IMPROVEMENTS	35,000
	<hr/>

MARKET VALUE OF PROPERTY \$ 105,000



POST STREET



APPRAISAL

OWNER: Ayajiro Imagawa et ux
PROPERTY ADDRESS: 1362 Post Street

PARCEL NO. 689-10
DATE ACQ: 4-11-57 *15-5 ptn*
set 689-11A NP

OWNER'S ADDRESS: 722 N. Idaho St., San Mateo

IRS:
CONSID: N.S.
BEST USE: Com.

ZONING: C-2 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 3,040.00
Imps. 7,100.00
\$ 10,140.00

TAXES: \$ 842.65

LAND: DIMENSION 30 x 137.5 = 4,125

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 70 ±

2½ st. fr. str. with 1-4 rm. apt. in the bsmt. 3-2 rm. apts. on 1st flr. 1-3 rm. & 2-2 rm. apts. on 2nd flr. 1-4 & 2-2 rm. apts. on 3rd flr. Ea. apt. has bath and kitchen.

SUMMATION APPROACH:

Rounded to

Land 4,125 s.f. @ \$6.06±
Improvements 7,183 s.f. @ 4.20

\$ 25,000
30,169
55,169

\$55,200

MARKET COMPARISON:

Sales Most Comparable 673-2; 654-9
4,125 s.f. @ \$ 13.50

\$ 55,688

55,700

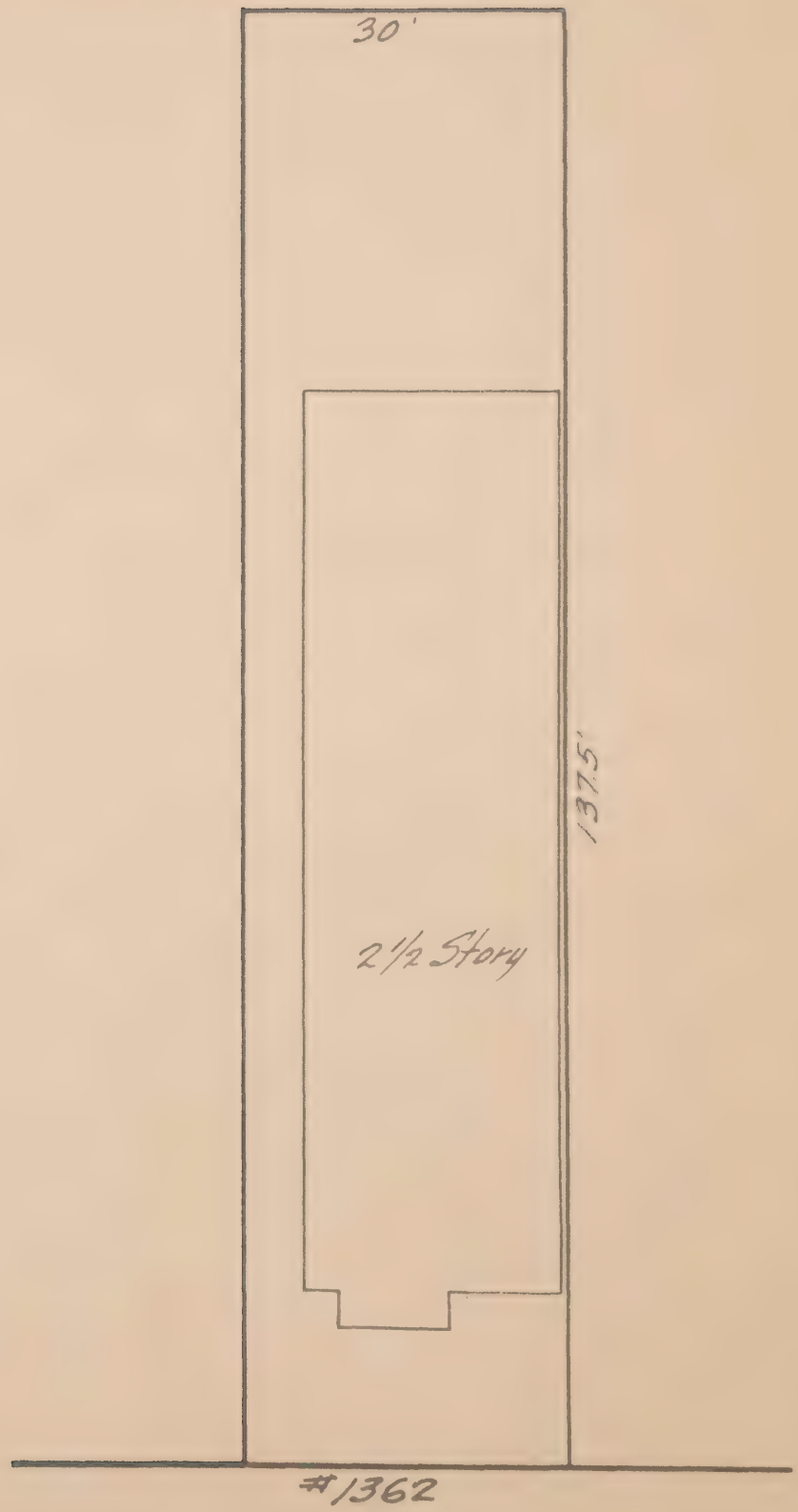
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-4 rm.	85		85
1-2 rm.	70		70
1-2 rm.	65		65
3-2 rm.	60 ea.		180
1-3 rm.	75		75
1-2 rm.	65		65
1-2 rm.	46.85		50
1-4 rm.	85		85
			675 x 80

54,000 ✓

LAND \$ 25,000
IMPROVEMENTS 30,000

MARKET VALUE OF PROPERTY \$ 55,000



POST STREET



APPRAISAL

15-2

OWNER: Karl H. Lengfeld
PROPERTY ADDRESS: 1405-09 Sutter Street

PARCEL NO. 689-14
DATE ACQ: 6-30-39

OWNER'S ADDRESS: 1409 Sutter Street

IRS:

ZONING: C-2

PRESENT USE: Antique Store

CONSID: N.S.

BEST USE: Same

ASSESSED VALUE: Land \$ 10,970.00
Impe. 4,600.00
\$ 15,570.00

TAXES: \$ 1,293.86

LAND: DIMENSION 97.5 x 137.5 = 13,406 s.f.

IMPROVEMENTS: Condition Excellent

Effective Age 30 ±

See attached sheet for improvement description.

SUMMATION APPROACH:

Rounded to

Land	13,406 s.f. @ \$5.97+	\$ 80,000
Improvements	1409 - Bsmt. 4,392 s.f. @ \$2.	8,784
Main flr.	11,858 s.f. @ \$5	59,290
1407 -	4,389 s.f. @ \$4.	17,556
Garage	1,056 s.f. @ 3	3,168
On-site (paving & landscaping)		2,000
		<u>170,798</u>

\$170,800

MARKET COMPARISON:

Sales Most Comparable (Land only) 649-9-12; 648-5,-16
13,406 s.f. @ \$ 12.30 \$ 164,894

164,900

INCOME APPROACH:

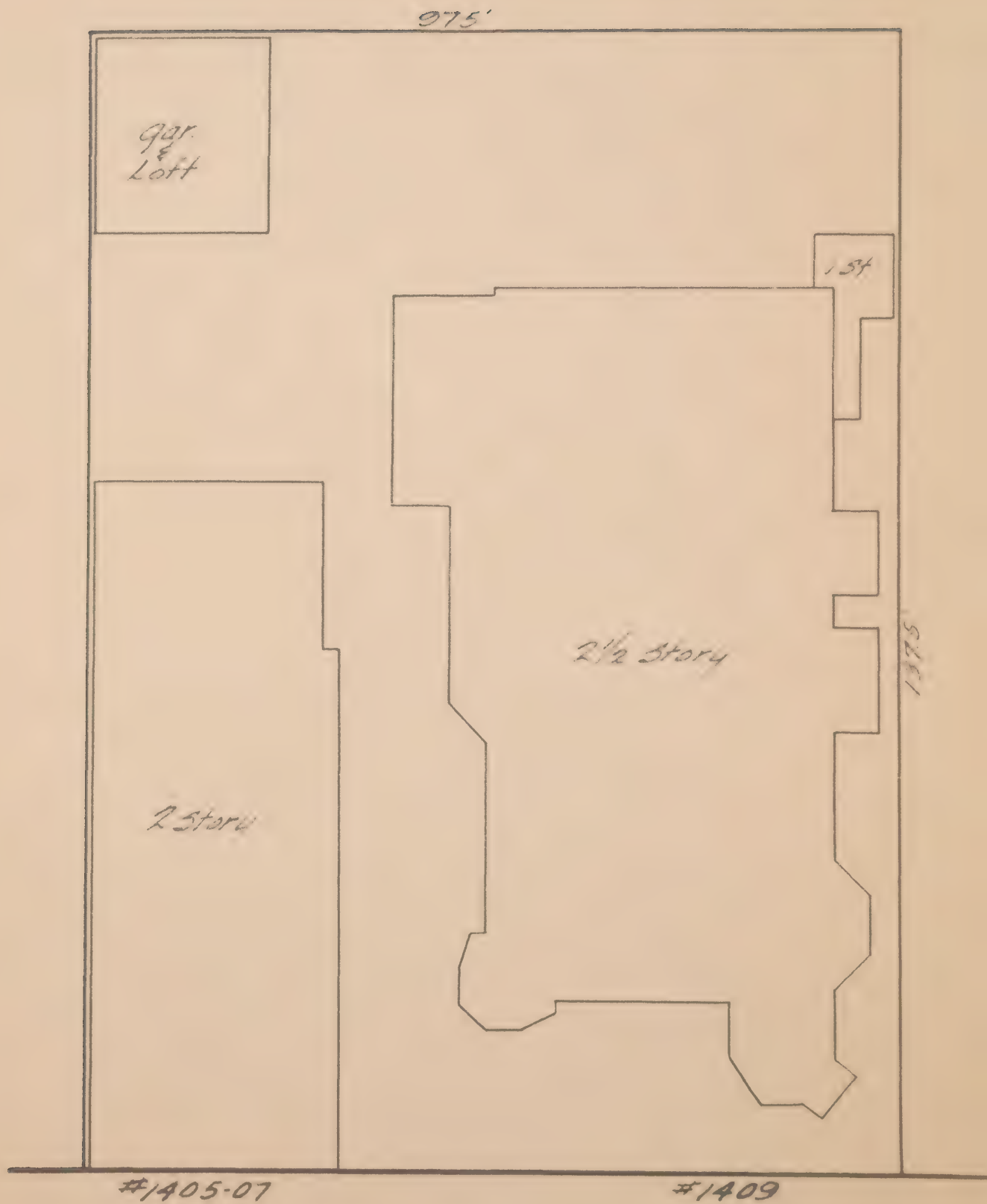
Units	Actual	Fair	Total Monthly
	\$	\$	\$
Owner			2,000 x 85
			170,000

LAND	\$ 80,000
IMPROVEMENTS	90,000

MARKET VALUE OF PROPERTY \$ 170,000

IMPROVEMENTS:

- 1409 - a 3 st. fr. bldg. with full basement. The original decor has been fully restored and the structure preserved as a showroom for antique furniture. The old kitchen is now a paint shop and the full basement is a cabinet and upholstery shop.
- 1407 - a 2 st. fr. bldg. originally built as a hotel with stores at street level. Now used for antique display. There is garage and storage behind the main building that was constructed in 1950.



SUTTER STREET



*

7 7 0 0 0
2 0 1 0 0 0
2 7 8 0 0 0 *

.....



BLOCK 690

	NAME	LAND	IMPS.	TOTAL
-9	Harold Helbing	\$ 53,000	\$24,000	\$ 77,000
-11	V.N.F. Corp.	<u>200,000</u>	<u>1,000</u>	<u>201,000</u>
		\$253,000	\$25,000	\$278,000



APPRAISAL

16-5

OWNER: Harold Helbing et ux
 PROPERTY ADDRESS: 1330-50 Franklin and
 1395-99 Sutter Streets
 OWNER'S ADDRESS: 1340 Lombard Street

PARCEL NO. 690-9
 DATE ACQ: 3-11-41

IRS: \$19.25
 CONSID: N.S.
 BEST USE: Stores

ZONING: C-3 PRESENT USE: Stores

ASSESSED VALUE: Land \$ 7,200.00
 Imps. 3,050.00
 \$ 10,250.00

TAXES: \$ 851.78

LAND: DIMENSION 42.5 x 120 = 5,100 s.f.

IMPROVEMENTS: Condition Poor-Good Effective Age 50 ±

1 st. wd. fr. str. with 6 stores. Liquor store has recently been remodeled by tenant. Imp. value includes tenant installed fixtures.

SUMMATION APPROACH:

Rounded to

Land	5,100 s.f. @ \$10.39±	\$ 53,000	
Improvements	5,100 s.f. @ 5.50	28,050	
		<u>81,050</u>	\$81,000

MARKET COMPARISON:

Sales Most Comparable	714-9; 714-10; 671-4		
	5,100 s.f. @ \$ 15.25	\$ 77,775	77,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Liquor st. (L)	\$275		275	
Coffee Shop	75		100	
Paint shop	45		55	
Gem Shop (L)	-		55	
Dress Shop (L)	200		200	
Beauty Shop (L)	125		125	
			<u>810</u>	
			x 95 =	
			76,950	77,000

LAND	\$ 53,000
IMPROVEMENTS	24,000
	<hr/>

MARKET VALUE OF PROPERTY \$ 77,000

HEMLOCK STREET



FRANKLIN STREET

SUTTER STREET



APPRAISAL

16-4

OWNER: V.N.F. Corporation
 PROPERTY ADDRESS: 1365 Sutter St. (10)
 Vacant lot on Sutter (11)
 OWNER'S ADDRESS: Unknown
 ZONING: C-3
 PRESENT USE: Parking lot
 PARCEL NO. 690-10,-11
 DATE ACQ: 3-1959
 IRS: \$116.60
 CONSID: N.S.
 BEST USE: Com.

ASSESSED VALUE: Land \$ 22,640.00
 Impe. 1,200.00
 \$ 23,840.00
 TAXES: \$ 1,981.10

LAND: DIMENSION 40 x 120 (10)
 132.5 x 120 (11) = 20,700 s.f.
 IMPROVEMENTS: Condition Good Effective Age 50

1 st. conc. block str. with canopy. 1 computer pump with buried tank and asphalt paving. 2 display boards (leased mo-to-mo.)

SUMMATION APPROACH:

Rounded to

Land	20,700 s.f. @ \$9.66±	\$ 200,000 ✓	
Improvements	Sustaining Use	1,000	
		<u>201,000</u>	\$201,000

MARKET COMPARISON:

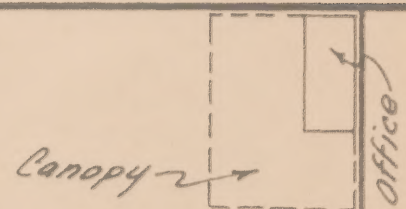
Sales Most Comparable	714-9; 714-10; 671-4		
	20,700 s.f. @ \$ 9.70±	\$ 200,790 ✓	200,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Not available			1,250 x 160
			200,000 ✓

LAND	\$ 200,000
IMPROVEMENTS	<u>1,000</u>
MARKET VALUE OF PROPERTY	\$ 201,000

HEMLOCK STREET



Parking Area

120'

172.5'

#1365

SUTTER STREET

ACID FREE - HIGHLY PURE
PH 8.0 - 10.0 PAPER
Hollinger Metal Edge, Inc.
800-862-2222
2014

SEH-311
SEPA

WA-Appraisal Report A-2, v.3

